

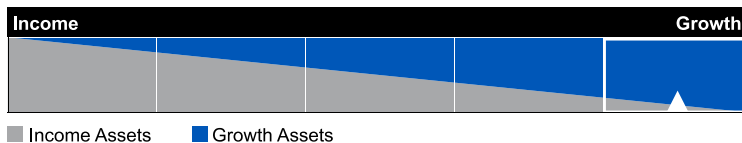
Investment description

The Fund adopts a multi-managed approach to investing and blends experienced property managers with different investment philosophies and strategies. The Fund's primary objective is to provide investors with growth of capital and income, with the focus on income yield relative to income growth, by investing in listed property shares. The Fund aims to outperform the FTSE/JSE All Property Index (ALPI) and produce returns in excess of the ASISA South African - Real Estate - General sector average over the long term.

Suitable investors

- Who wish to diversify single manager risk;
- Who are seeking a high level of income in addition to capital growth;
- Who want to include property as part of their diversified portfolio;
- Who accept volatility and possible short-term losses associated with an investment in property shares;
- Who typically have an investment horizon of at least five years.

Portfolio characteristics



Performance and risk

Returns (%)	1yr	3yrs	5yrs	7yrs	10yrs
Class B1					
Class	13.96	12.18	-0.55	-2.30	3.13
Rank/Out of	27/39	27/34	17/30	19/27	10/18
Sector Average	14.43	12.79	-0.38	-1.93	3.33
Benchmark	16.28	13.75	-0.51	-2.36	2.87
Highest	14.55	65.21	65.21	65.21	65.21
Lowest	-5.75	-11.23	-50.86	-50.86	-50.86

Returns (%) shown are cumulative for all periods shorter than or equal to 1 year and annualised for all periods greater than 1 year.

Highest - this reflects the highest 12 month return during the period.

Lowest - this reflects the lowest 12 month return during the period.

Annualised deviation (volatility)	B1	Benchmark
3 years	17.68	18.07

Annualised deviation - the standard deviation of the Fund's monthly returns. This is a measure of how much an investment's monthly returns vary from its average monthly return over the time period.

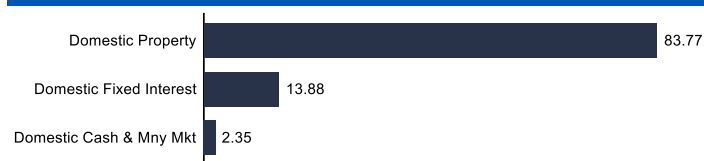
Underlying managers

Catalyst Fund Managers

Sesfikile Capital

STANLIB Asset Management (Active)

Asset allocation (%)



Portfolio facts

Portfolio Manager(s)	Lubabalo Khenyane and Malcolm Holmes
Sector	South African - Real Estate - General
Size	R 764.21 million
Income distribution	Net income is calculated and accrued daily and is declared and distributed quarterly.
Income declaration	31 March, 30 June, 30 September, 31 December
Benchmark	FTSE/JSE All Property Index (J803T)
<i>The benchmark of this portfolio was changed on 01/07/2018, from FTSE/JSE SA Listed Property Index (J253T) to FTSE/JSE All Property Index (J803T). All benchmark returns in this document have been calculated using the original benchmark from launch until 30/06/2018 and the new benchmark thereafter.</i>	
Class B1	
Launch	09 December 2002
Number of units	195,423,532.45
NAV Price (cents per unit)	317.15
Minimum investment requirements -	
Lump sum	R 5,000
Monthly debit order	R 500
ISIN number	ZAE000044350
JSE code	STP1

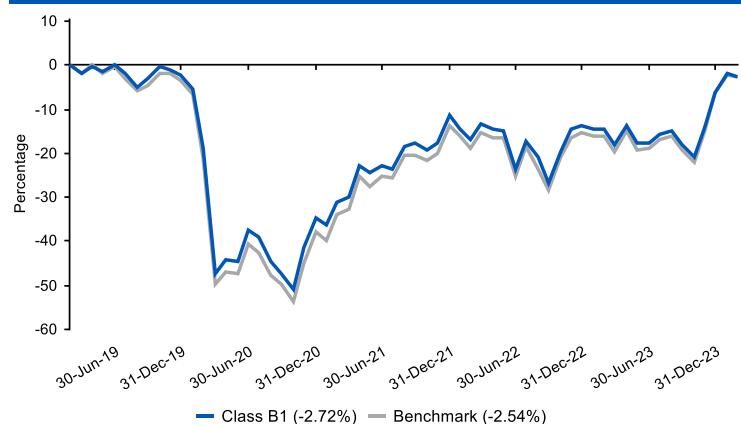
Annual costs breakdown (% p.a. incl. VAT)	Class B1	
	1 yr	3 yrs
Cost ratio data as at 31/12/2023		
Annual management fee	1.15	1.15
Underlying fund fees	0.04	0.01
Other ¹	0.03	0.03
Total Expense Ratio (TER)²	1.22	1.19
Transaction Costs (TC)³	0.09	0.11
Total Investment Charges (TIC)	1.31	1.30

¹Other includes bank charges, custody fees, sundry income, audit & trustee fees.

²TER is a measure of the actual expenses incurred per annum by the portfolio class.

³TC includes brokerage, Securities Transfer Tax (STT) and STRATE levies.

Cumulative performance (%) over 5 Years



Top equity holdings (%)

NEPI Rockcastle NV	15.11
Growthpoint Properties Ltd	10.91
Redefine Properties Ltd	9.54
Fortress REIT Ltd B	6.48
Vukile Property Fund Ltd	6.43
Hyprop Investments Ltd	5.74
Resilient REIT Ltd	5.27
Equites Property Fund Ltd	3.95
MAS plc	3.21
SA Corporate Real Estate Ltd	2.75

Income distributions (cents per unit)

Declared:	Dec 23	Sep 23	In last 12 months	2023
Class B1	8.38	0.93	16.66	16.66