

# 1invest SA Property ETF

Fund information update at 28 February 2025



## What is the fund's objective?

The objective of the 1invest SA Property ETF is to track the SA Listed Property Index (SAPY), as closely as possible.

## What does the fund invest in?

The fund invests in the constituents of the SA Listed Property Index and aims to replicate the Index by holding the same weightings of these constituents. The SAPY is an Index of the top 20 liquid property companies by market capitalisation that have a primary listing on the JSE. The fund is rebalanced quarterly and therefore has minimal trading costs. The fund may also hold a small portion in cash instruments and listed derivatives to effect efficient portfolio management.

## What possible risks are associated with this fund?

Risks include general market conditions and market volatility, company specific risk, interest rate risk, property value risk, economic and political risk.

### Risk rating

|              |                         |          |                       |            |
|--------------|-------------------------|----------|-----------------------|------------|
| Conservative | Moderately conservative | Moderate | Moderately aggressive | Aggressive |
|--------------|-------------------------|----------|-----------------------|------------|

## What is the suggested investment period for this fund?

### Minimum period

|         |          |        |         |         |         |
|---------|----------|--------|---------|---------|---------|
| 1 Month | 6 Months | 1 Year | 3 Years | 5 Years | 7 Years |
|---------|----------|--------|---------|---------|---------|

## Who should consider investing in this fund?

- Investors who seek exposure to the South African property market;
- Investors who seek a low cost fund;
- Investors who seek a simple and transparent investment process that invests in liquid, listed securities;
- Investors who seek property market exposure that blends well with other investment strategies to reduce total costs and diversify risk;
- Investors who are willing to take a longer term view as this fund is aggressively risk profiled and investors should expect some volatility in the shorter term.

## Income

**Distribution** Net income is calculated and accrued daily and is declared and distributed quarterly.

**Declaration** Quarterly, in accordance with the JSE corporate actions timetable.

## General fund information

|                       |   |
|-----------------------|---|
| <b>Manager(s)</b>     | Ryan Basdeo and Rademeyer Vermaak         |
| <b>Size (NAV)</b>     | R 891.31 million                          |
| <b>Classification</b> | South African - Real Estate - General     |
| <b>Regulation 28</b>  | Does not apply                            |
| <b>Index</b>          | FTSE/JSE SA Listed Property Index (J253T) |
| <b>Methodology</b>    | Replication                               |
| <b>Rebalancing</b>    | Quarterly                                 |

**Securities Lending Ratio** 0.00%

Securities lending can increase returns in a low risk manner. Risks associated with such transactions are borrower default risk. This risk is minimised through all securities lending being fully collateralised and only using reputable counterparties. Exposure of the fund to counterparties is continuously monitored. Manufactured (taxable) dividends could arise from such transactions.

|                    |                  |
|--------------------|------------------|
|                    | <b>Class A</b>   |
| <b>Launch</b>      | 13 February 2013 |
| <b>ISIN number</b> | ZAE000279238     |
| <b>JSE code</b>    | ETFSAP           |

## What are the costs to invest in this fund?

### Maximum charges including VAT

|                        | <b>Class A</b> |
|------------------------|----------------|
| <b>Annual fee</b>      | 0.288%         |
| <b>Performance fee</b> | N/A            |

**Annual fee** - this is a service charge (% based) applicable to each class of a fund, that is levied on the value of your portfolio and includes the fund management fee and administration fee. The fee also includes other charges such as audit, custody and index provider fees that are normally additional permissible deductions. Annual fees are calculated and accrued daily and recovered monthly from the income awaiting distribution in the fund.

This portfolio is an exchange traded fund (ETF). The charges detailed above relate to the portfolio, they do not include the fees for trading on an exchange. Brokerage fees, which are payable when buying or selling an ETF on an exchange, are levied by a broker and may vary depending on the broker used.

### Cost ratios (annual) including VAT as at 31 December 2024

|                                | <b>Class A</b> |
|--------------------------------|----------------|
| <b>Based on period from:</b>   | 01/01/2022     |
| <b>Total Expense</b>           | 0.31%          |
| <b>Transaction Costs</b>       | 0.01%          |
| <b>Total Investment Charge</b> | 0.32%          |
| <b>1 Year Total Expense</b>    | 0.31%          |

**Total Expense (TER):** This ratio shows the charges, levies and fees relating to the management of the portfolio and is expressed as a percentage of the average net asset value of the portfolio, calculated over the period shown and annualised to the most recently completed quarter. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER should not be regarded as an indication of future TERs.

**Transaction Costs (TC):** This ratio shows the percentage of the value of the fund incurred as costs relating to the buying and selling of the fund's underlying assets. TC are a necessary cost in administering the fund and impacts fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of fund, investment decisions of the investment manager and the TER.

**Total Investment Charges (TIC):** This ratio is simply the sum of the TER and TC, showing the percentage of the value of the fund incurred as costs relating to the investment of the fund. It should be noted that performance figures account for all costs included in the TIC ratio, so you should not deduct the TIC from performance figures, the performance is already net of the TIC.

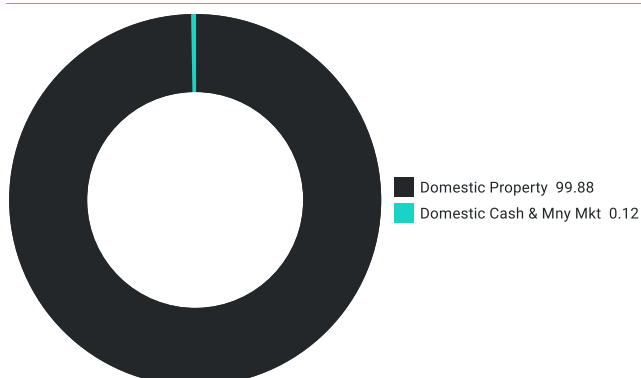
# 1invest SA Property ETF

Monthly update at 28 February 2025



## Holdings

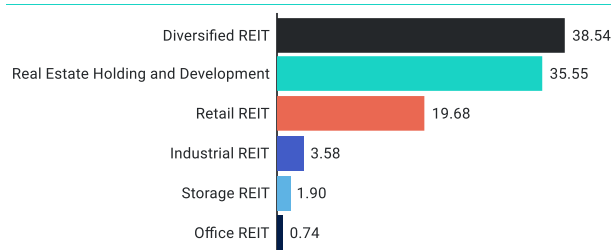
### Asset allocation (%)



### Top equity holdings (%)

|                                      |       |
|--------------------------------------|-------|
| NEPI Rockcastle NV                   | 26.24 |
| Growthpoint Properties Ltd           | 14.14 |
| Redefine Properties Ltd              | 9.73  |
| Fortress Real Estate Investments Ltd | 7.67  |
| Vukile Property Fund Ltd             | 6.50  |
| Resilient REIT Ltd                   | 5.82  |
| Hyprop Investments Ltd               | 5.31  |
| MAS plc                              | 4.14  |
| Equites Property Fund Ltd            | 3.58  |
| Attacq Ltd                           | 2.97  |

### Equity allocation (Subsector) (%)



## Performance and Income

Class A Launch: 13 February 2013

Benchmark: FTSE/JSE SA Listed Property Index (J253T)

| Returns (%)    | 1yr   | 3yrs  | 5yrs | 7yrs | 10yrs |
|----------------|-------|-------|------|------|-------|
| <b>Class A</b> |       |       |      |      |       |
| Class          | 19.23 | 13.35 | 8.25 | 1.78 | 1.48  |
| Benchmark      | 19.69 | 13.92 | 8.81 | 2.27 | 1.80  |

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

| Statistics (%)  | 1yr   | 3yrs   | 5yrs   | 7yrs   | 10yrs  |
|-----------------|-------|--------|--------|--------|--------|
| Tracking Error  | 0.42  |        |        |        |        |
| <b>Class A</b>  |       |        |        |        |        |
| Positive Months | 7     | 20     | 31     | 39     | 63     |
| Max Gain        | 25.47 | 68.39  | 156.75 | 156.75 | 156.75 |
| Max Drawdown    | -3.42 | -14.67 | -40.07 | -57.19 | -62.97 |
| Highest         | 49.83 | 49.83  | 64.98  | 64.98  | 64.98  |
| Lowest          | 12.90 | -9.12  | -51.70 | -51.70 | -51.70 |

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

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

Tracking Error - calculated at portfolio level.

| Amount declared (cents per unit) |         |
|----------------------------------|---------|
|                                  | Class A |
| 23 July 24                       | 98.13   |
| 22 October 24                    | 10.70   |
| 21 January 25                    | 99.79   |
| In last 12 months                | 208.62  |
| In 2024                          | 203.86  |

# 1invest SA Property ETF



Quarterly update at 31 December 2024

## Who are the investment managers?

1INVEST Fund Managers (Pty) Ltd, FSP 49955, an authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act 2002, manage the investments of the fund.

The fund is run by the 1invest team which specialises in the manufacture of index and factor products for individual and institutional investors. Investors who seek a simple, transparent and cost-effective investment solution can invest in index products that meet their financial goals.



### Ryan Basdeo

BCom, CAIA, MBA (Wits), Registered Securities Trader  
Head of Index Portfolio Management



### Rademeyer Vermaak

MEng (Electronic - Cum Laude), CFA  
Head of Portfolio Management

## Commentary

### Fund review

The fund performed in line with its benchmark over Q4 2024. The last FTSE/JSE Index review saw no deletions or addition to the index for the quarter. The fund performed in line with its benchmark over the quarter. MAS P.L.C., Attacq Ltd and Fairvest Ltd were the top performers with MAS P.L.C. returning 27.7% over the quarter. Sirius Real Estate Ltd, Growthpoint Properties Ltd and Redefine Properties Ltd detracted from fund performance, with Sirius Real Estate Ltd returning -17.0% over the quarter.

### Market overview

In Q4 2024, global markets were shaped by shifting economic factors, with U.S. equities driven by AI growth, particularly the contribution of the Magnificent 7 stocks, pushing the S&P 500 up 2%. However, MSCI ACWI fell 0.16%, and MSCI Emerging Markets dropped 8.1% over the quarter. Bond markets were pressured by persistent inflation, while the U.S. dollar strengthened. The U.S. presidential election victory by Donald Trump introduced new risks and uncertainties, particularly with his stance on trade and tariffs, which may influence market volatility and international relations.

Locally, the market was similarly impacted by global trends, with local equities falling. In the quarter, domestic equity markets underperformed, with the Top 40 Index returning -3.43%, the All-Share -2.83% and the Capped SWIX -2.14%. The rand weakened 4.2%, while sectors such as Telecoms (+8.7%) and Personal Goods (+11.5%) showed growth. Despite Q4 weakness, South African equities delivered a solid 13.4% return for 2024, outperforming many emerging markets. Bond yields rose in December following a global trend which caused prices to fall. This upward movement in yields resulted in a capital loss that outweighed the accrued income from the bonds. Despite this monthly dip, the All-Bond Index (ALBI) performed well over the year, posting a notable 17.2% annual gain, marking its best performance since 2003. The economy contracted 0.3% in Q3 2024, largely due to a drop in agriculture. There was no loadshedding over the quarter although water delivery remains an issue in certain provinces and municipalities presenting an obstacle to corporate investment in certain areas. Corporate earnings, particularly in banking, were stable. Geopolitical factors like trade uncertainties, including South Africa's inclusion in the African Growth and Opportunity Act (AGOA), also weighed on sentiment, alongside domestic challenges.

### Looking ahead

Looking ahead to 2025, the global economic landscape presents mixed opportunities and challenges. The U.S. economy is expected to grow steadily at around 2%, supported by strong consumer spending and technological advancements. Uncertainty remains around the pace of potential interest rates cuts in the US, and we continue to view the most probable scenario as one of a series of 25bps cuts in successive FOMC meetings, while Europe faces slower growth due to weak productivity and lingering energy concerns. China's recovery hinges on decisive fiscal actions to address structural property market challenges and bolster domestic demand. Global equity markets remain optimistic, particularly in the U.S., driven by robust corporate earnings and AI investments, while fixed income offers improved returns with higher starting yields. However, risks such as geopolitical uncertainties, tighter global monetary conditions, and China's economic slowdown require careful navigation, with diversification remaining a critical strategy.

South Africa's outlook for 2025 is brighter, buoyed by political stability, ongoing structural reforms, and improving electricity reliability. The formation of a Government of National Unity (GNU) has boosted investor confidence, while reforms in Eskom and Transnet are set to alleviate key economic bottlenecks. In 2025, the debate over South Africa's inclusion in AGOA is expected to persist, especially with U.S. lawmakers urging President Trump to reassess participation. This ongoing diplomatic issue has been amplified by the Russia-Ukraine war, with trade policy and market access continuing to influence bilateral relations. GDP growth is forecast to reach 1.7%, up from 1.1% in 2024, alongside a potential boom in local equities driven by improved corporate earnings and increased foreign investment. Initiatives such as the two-pot savings system are expected to boost consumption and economic activity, though sustained growth will depend on addressing inefficiencies in state-owned enterprises and municipalities. Investors should remain vigilant of external risks, balancing optimism in local opportunities with the broader global complexities.

The commentary gives the views of the portfolio manager at the time of writing. Any forecasts or commentary included in this document are not guaranteed to occur.

### Change in allocation of the fund over the quarter

| Asset type              | Q4 2024 | Q3 2024 | Change |
|-------------------------|---------|---------|--------|
| Domestic Cash & Mny Mkt | 10.45   | 18.22   | -7.77  |
| Domestic Property       | 89.55   | 81.78   | 7.77   |

The portfolio adhered to its portfolio objective over the quarter.

### Fund classes

| Class | Type   | Price (cpu) | Units         | NAV (Rand)       |
|-------|--------|-------------|---------------|------------------|
| A     | Retail | 4,063.85    | 25,490,000.00 | 1,035,876,163.28 |

All data as at 31 December 2024.

Units - amount of participatory interests (units) in issue in relevant class.

# 1invest SA Property ETF



Important information update at 28 February 2025

## Disclosures

Collective Investment Schemes in Securities (CIS) are generally medium to long term investments. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to future performance. CIS are traded at ruling prices and can engage in borrowing and scrip lending.

The 1invest SA Property ETF is a portfolio of the STANLIB ETF Collective Investment Scheme (the Scheme).

The manager of the Scheme is STANLIB Collective Investments (RF) (Pty) Limited (the Manager). The Manager is authorised in terms of the Collective Investment Schemes Control Act, No. 45 of 2002 (CISCA) to administer Collective Investment Schemes (CIS) in Securities. Liberty is a full member of the Association for Savings and Investments of South Africa (ASISA). The Manager is a member of the Liberty Group of Companies. The manager has a right to close a portfolio to new investors in order to manage the portfolio more efficiently in accordance with its mandate. The Manager does not provide any guarantee either with respect to the capital or the return of a CIS portfolio. A schedule of fees and charges and maximum commissions is available on request from the Manager.

The trustee of the Scheme is Absa Bank Limited.

The investments of this portfolio are managed, on behalf of the Manager, by 1INVEST Fund Managers (Pty) Ltd, an authorised financial services provider (FSP), FSP No. 49955, under the Financial Advisory and Intermediary Services Act (FAIS), Act No. 37 of 2002.

Prices are calculated and published on each working day, these prices are available on the Manager's website ([www.stanlib.com](http://www.stanlib.com)) and in South African printed news media. This portfolio is valued at 17h00. Forward pricing is used.

This portfolio is an Exchange Traded Fund registered as a CIS (CIS-ETF), it is listed on an exchange and may therefore incur additional costs. Participatory interests in a CIS-ETF cannot be purchased directly from the Manager. A CIS-ETF is subject to exchange listing requirements and settlement cycles for equities and all trading in a CIS-ETF is through an exchange. It may take a few days longer to receive the proceeds of a sale of a CIS-ETF than would be the case for a CIS.

This portfolio is a third party named, incubator portfolio. The Manager retains full legal responsibility for this portfolio. A third party named, incubator portfolio is a portfolio bearing the name of the financial services provider (FSP), who intends to apply to the Registrar to be approved as a manager within three years after the Registrar has approved the portfolio, and where the FSP, under an agreement with the Manager, undertakes financial services of a discretionary nature, as contemplated in the Financial Advisory and Intermediary Services Act, Act No. 37 of 2002 (FAIS), in relation to the assets of the portfolio. 1INVEST Fund Managers (Pty) Ltd, an authorised FSP, FSP No. 49955, FAIS, is the third party manager of this portfolio.

The FSP is a related party to the Manager, the FSP may earn additional fees other than those charged by the Manager. It is the responsibility of the FSP to disclose additional fees to the investor. This document is not advice, as defined under FAIS. Please be advised that there may be representatives acting under supervision.

All performance returns and ranking figures quoted are shown in ZAR and are based on data sourced from Morningstar or Statpro and are as at 28 February 2025.

Annualised return figures are the compound annualised growth rate (CAGR) calculated from the cumulative return for the period being measured. These annualised returns provide an indication of the annual return achieved over the period had an investment been held for the entire period. Actual annual figures are available on request from the Manager.

Portfolio performance figures are calculated for the relevant class of the portfolio, for a lump sum investment, on a NAV-NAV basis, with income reinvested on the ex-dividend date. Individual investor performance may differ due to initial fees, actual investment date, date of reinvestment of income and dividend withholding tax. Portfolio performance accounts for all costs that contribute to the calculation of the cost ratios quoted, all returns quoted are after these costs have been accounted for.

Statistics - Positive Months: the number of individual 1 month periods during the specified time period where the return was not negative; Max Gain: the maximum gain in a trough-to-peak incline before a new trough is attained, quoted as the percentage between the trough and the peak. It is an indicator of upside risk over a specified time period (quoted for all periods of 1 year or longer); Max Drawdown: the maximum loss in a peak-to-trough decline before a new peak is attained, quoted as the percentage between the peak and the trough. It is an indicator of downside risk over a specified time period (quoted for periods of 1 year or longer, where no value is shown no loss was experienced); Highest and Lowest: the highest and the lowest 1 year return (%) that occurred during the specified time period (quoted for all relevant classes launched 1 year or more prior to current month end date).

Additional information about this product including, but not limited to, brochures, application forms and annual or quarterly reports, can be obtained free of charge, from the Manager and from the Manager's website ([www.stanlib.com](http://www.stanlib.com)).

## Contact details

### Manager

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**STANLIB**

### Third Party Manager

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**1invest**

### Trustee

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