

1Invest SA Property ETF



Fund information update at 31 March 2021

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
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What is the suggested investment period for this fund?

Minimum period

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

Manager(s) Ryan Basdeo, Ann Sebastian and Rademeyer Vermaak

Size (NAV) R 525.22 million

Classification South African - Real Estate - General

Regulation 28 Does not apply

Index FTSE/JSE SA Listed Property Index (J253T)

Methodology Replication

Rebalancing 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.

Class A

Launch 13 February 2013

ISIN number ZAE000279238

JSE code ETFSAP

What are the costs to invest in this fund?

Maximum charges including VAT

	Class A
Annual fee	0.288%
Performance fee	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 2020

	Class A
Based on period from:	01/01/2018
Total Expense	0.29%
Transaction Costs	0.02%
Total Investment Charge	0.31%
1 Year Total Expense	0.29%

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.

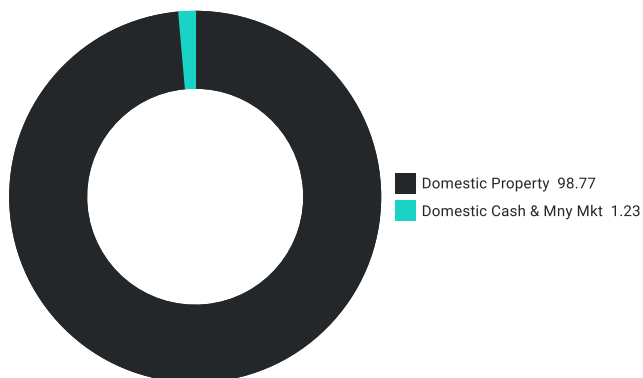
1Invest SA Property ETF



Monthly update at 31 March 2021

Holdings

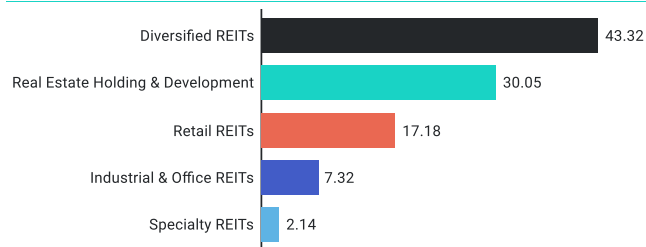
Asset allocation (%)



Top equity holdings (%)

Growthpoint Properties Ltd	20.35
NEPI Rockcastle PLC	17.83
Redefine Properties Ltd	9.39
Fortress REIT Ltd A	7.37
Resilient REIT Ltd	6.59
Equities Property Fund Ltd	4.70
Hyprop Investments Ltd	3.85
Vukile Property Fund Ltd	3.53
MAS Real Estate Inc	3.33
Sirius Real Estate Ltd	2.66

Equity allocation (Subsector) (%)



Performance and Income

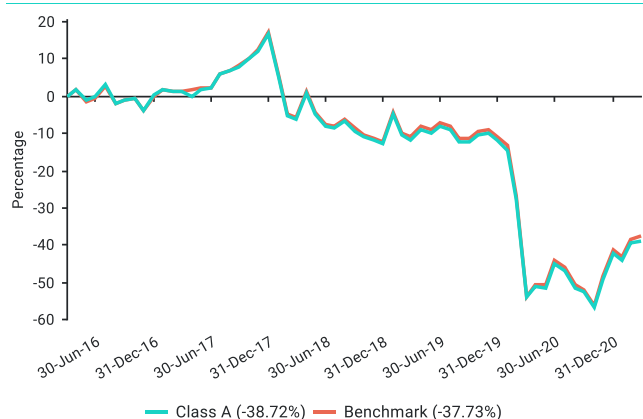
Class A Launch: 13 February 2013

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

Returns (%)	1yr	3yrs	5yrs	7yrs	Launch
Class A					
Class	33.08	-13.26	-9.33	-1.32	-0.42
Benchmark	34.44	-12.90	-9.04	-1.17	-0.15

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

Cumulative performance (%) over 5 Years



Statistics (%)	1yr	3yrs	5yrs	7yrs	Launch
Tracking Error		0.52			
Class A					
Positive Months	6	14	30	48	56
Max Gain	41.75	41.75	41.75	73.66	97.68
Max Drawdown	-21.45	-57.19	-62.97	-62.97	-65.81
Highest	33.08	33.08	33.08	46.67	46.67
Lowest	-51.70	-51.70	-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
14 April 20	68.94
14 July 20	41.01
20 October 20	16.46
19 January 21	46.23
In last 12 months	172.64
In 2020	296.38

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Quarterly update at 31 March 2021

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

MBA (Wits), BCom (Taxation),
Registered Securities Trader
Portfolio manager



Ann Sebastian

BSc (Hons)(Advanced Mathematics
of Finance)
Portfolio manager



Rademeyer Vermaak

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

Commentary

Fund review

The fund has performed in-line with its benchmark over the quarter. The last FTSE/JSE rebalance saw no changes to the index constituents. Index performance was strong relative to last quarter, as most stocks showed positive gains, with only a few negative movers. Emira Property, MAS Real Estate and Attacq Ltd were the top three performers, with Emira Property returning 27.6%. Sirius Real Estate Ltd, Hyprop and Fortress REIT B detracted from fund performance, with Sirius Real Estate Ltd returning -5.8%.

Market overview

Global markets rallied over Q1 2021 on the back of two key themes: greater than expected stimulus in the U.S.; and positive global vaccine development and rollout progress. During this quarter, the MSCI EMEA was up 7.3%, MSCI World was up 4.5% and MSCI EM was up 1.9%. The acceleration of vaccine rollout and other signs of strong economic growth in the U.S. led to a big rise in bond yields, where the U.S. 10-year yield was up 34bps over the quarter to 1.74%. In South Africa, the government added 20 million J&J doses to the 11 million already in the pipeline, resulting in lifted projections for economic growth and a significant boost in confidence. The Monetary Policy Committee kept the repo rate unchanged over the quarter at 3.5% and revised annual GDP growth expectations from 3.6% to 3.8%. The annual rate of inflation eased to 3.1% y/y in December 2020 which was down from 3.2% y/y in November 2020, but up from 3.0% y/y in September 2020. Policymakers indicated that inflation expectations for Q1 2021 have eased and that inflation is expected to be well contained in 2021 before rising to near the midpoint of the inflation target range in 2022 and 2023. Local indices were mostly up over the quarter, including the Top 40 (+13.19%), All Share (+13.14%), the Capped SWIX ALSI (+12.16%), ALBI (-1.70%), and the STeFI (+0.90%).

Looking ahead

The prospects for a sustained reopening of economies through the second half of 2021 appear promising. The continued rollout of COVID-19 vaccines means that the majority of populations in most developed economies should achieve some level of immunity by early Q3 2021. However, efforts in developing countries have been lacklustre, which will only serve to delay significant economic recoveries in those countries. Policymakers have pledged continued support through accommodative monetary policy that will keep financial conditions supportive of credit demand as the economy recovers from the pandemic and associated lockdowns. In the U.S. all eyes will continue to be on short-term policy decisions and reforms, with a particular focus on U.S. and China trade. The \$1.8 trillion fiscal stimulus (equal to 8.4% of U.S. GDP comes on top of \$900 billion passed late in December 2020) is set to supercharge the U.S. recovery as COVID-19 restrictions are eased. Other countries will benefit from the spill over effects of U.S. fiscal support. Given the extremely high debt burden for both government and companies due to COVID-19, it is likely that an extended period of low interest rates will continue, with the possibility of further QE measures. Locally, there is still much scrutiny upon South Africa and the response of the ruling party to the pandemic. Vaccine rollout has been bolstered by increased supplies of vaccines, which means the economy is likely to begin recovery sooner rather than later. With the recent ratings downgrades by Moody's and Fitch, and the negative outlook for the country, the coming months are crucial in re-building confidence and positive sentiment around the local economy. Efforts to fight corruption are continuing, and this, combined with a successful response to the coming waves of COVID-19, will go a long way in bolstering investor confidence in South Africa.

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	Q1 2021	Q4 2020	Change
Domestic Cash & Mny Mkt	1.23	1.60	-0.37
Domestic Property	98.77	98.40	0.37

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
A	Retail	2,896.48	18,133,000.00	525,218,962.19

All data as at 31 March 2021.

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

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Important information update at 31 March 2021

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) 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 31 March 2021.

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).

Contact details

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STANLIB

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This is a Minimum Disclosure Document (MDD) and General Investor Report (GIR).