

1invest SA Property ETF

Fund information update at 31 March 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
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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 and Rademeyer Vermaak

Size (NAV) R 795.18 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 2024

	Class A
Based on period from:	01/01/2022
Total Expense	0.31%
Transaction Costs	0.01%
Total Investment Charge	0.32%
1 Year Total Expense	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.

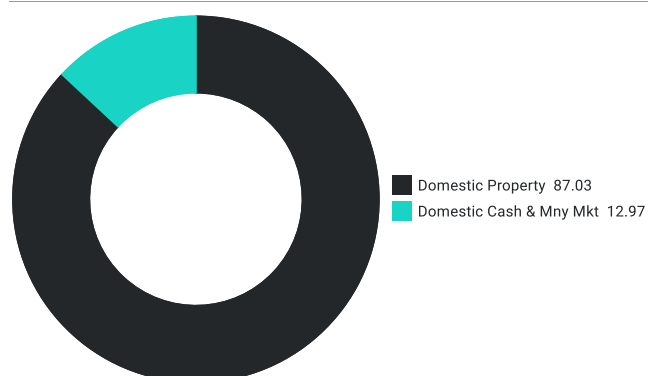
1invest SA Property ETF



Monthly update at 31 March 2025

Holdings

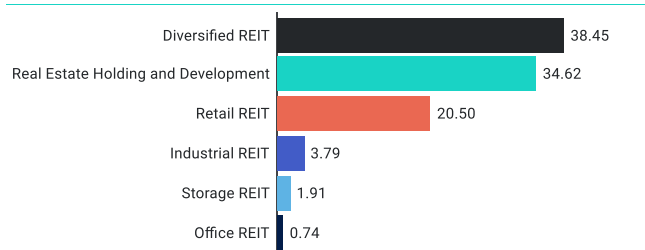
Asset allocation (%)



Top equity holdings (%)

NEPI Rockcastle NV	22.87
Growthpoint Properties Ltd	12.65
Redefine Properties Ltd	8.35
Fortress Real Estate Investments Ltd	6.50
Vukile Property Fund Ltd	6.13
Resilient REIT Ltd	4.94
Hyprop Investments Ltd	4.58
Equites Property Fund Ltd	3.30
Attacq Ltd	2.63
MAS plc	2.47

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
Class A					
Class	19.34	11.20	18.19	1.78	1.09
Benchmark	19.83	11.73	18.96	2.28	1.44

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	0.41				
Class A					
Positive Months	7	19	31	39	62
Max Gain	25.47	68.39	156.75	156.75	156.75
Max Drawdown	-4.30	-14.67	-21.45	-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 March 2025

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 Q1 2025. The last FTSE/JSE Index review saw no changes to the index. The fund performed in line with its benchmark over the quarter. Sirius Real Estate Ltd and Growthpoint Properties Ltd were the top performers with Sirius Real Estate Ltd. returning 9.8% over the quarter. MAS P.L.C., Burstone Group Ltd and Hyprop Investments Ltd detracted from fund performance, with MAS P.L.C. returning -22.5% over the quarter.

Market overview

Global markets were re-shaped by major shifting geopolitical and resultant economic changes. While the election of President Trump was initially seen with enthusiasm, from deregulation policies, tax cuts etc., the markets underestimated the scale and extent of President Trump's tariffs. Another major geopolitical shift was seen on Trump's stance on the Ukraine war, which resulted in the EU, Germany specifically, removing its debt ceiling, allowing for up to an estimated trillion Euro in spending capacity for defense and infrastructure. This aided the mirror image of Q4 2024 returns with US equities (S&P 500) lower by 4.3% vs EU equities (MSCI Europe) up 10.5% this quarter. The innovation of Chinese technology companies in the AI space, such as by DeepSeek, spread concerns that Chinese entities may provide AI services at a fraction of the cost of its US counterparts, contributing to the sell-off in US tech and other stocks, and the MSCI World Index fall of 1.2%. Bond markets provided some relief during the equity drawdown, producing 2.6%, but the US Dollar weakened by over 4% vs the Yen and the Euro. Trump introduced material new risks and uncertainties, which increased market volatility, as well as causing a further boost to safe haven assets such as gold, which gained 18.8% (another record high).

Local equities rose with emerging markets during the quarter, domestic equity markets outperformed - FTSE/JSE Top 40 Index (8.5%), and the FTSE/JSE Capped SWIX (5.9%), and the Rand strengthened by 2.8%. The FTSE/JSE All Bond Index (ALBI) delivered a 0.7% return for the quarter compared to the property index (SAPY) of -3.5%. There was minimal load-shedding although water delivery remains an issue in certain provinces and municipalities, presenting an obstacle to corporate investment. 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 such as infighting of the coalition partners on the recent budget (VAT hike), widening the dispute between the DA and ANC, questioning the longevity of the Government of National Unity (GNU).

Looking ahead

Looking ahead to the rest of 2025, the global economic landscape presents mixed opportunities and challenges. The US economy is now expected to grow around 1.5% (previously 2%), with increasing probability of tilting towards recession if excessive tariffs and elevated rates persist. Thus, uncertainty remains around the pace of potential interest rates cuts in the US, as tariffs increase inflationary expectations but also the risk to growth. While Europe faces slower growth due to weak productivity and lingering Russia/energy concerns, the recent debt cap removal by Germany and consequent spending sees steady growth at 1%. China's recovery hinged on decisive fiscal actions to address structural property market challenges and bolster domestic demand, which has become more critical in the face of increasing tariffs on exports to the US. Global equity markets have shifted to concern with changing geopolitics causing concern about a potentially escalating trade war and potential renewed Russian activity closer to Eastern European borders. The increasing concern around equity earnings as concerns around global growth increase should be considered against fixed income offering improved returns with higher starting yields. However, increased 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 was brighter, with forecast growth accelerating into 2025 and 2026, buoyed by relative political stability with the GNU, ongoing structural reforms, and improving electricity reliability. The risk to this growth has increased due to the potential direct effect of 30% tariffs on SA exports to the US and the indirect risk these tariffs cause to global growth. The formation of a GNU, while fragile recently, 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 US lawmakers urging 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 1.4%, up from 0.6% in 2024. 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	Q1 2025	Q4 2024	Change
Domestic Cash & Mny Mkt	12.97	10.45	2.52
Domestic Property	87.03	89.55	-2.52

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
A	Retail	3,823.28	20,798,396.00	795,181,500.88

All data as at 31 March 2025.

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

1Invest SA Property ETF



Important information update at 31 March 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) 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 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).

Contact details

Manager

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STANLIB

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