

Sygnia Itrix Global Property ETF

Minimum Disclosure Document (MDD)
Global - Equity - Property

30 September 2024

Portfolio Managers **Sygnia Asset Management**
Inception **30 October 2017**
Fund Size **R 651 Million**
NAV Price **4 977 cents**
Units in Issue **13 085 139**

Investment Objective

To replicate the price and yield performance of the S&P Global Property 40 Index

Income Distribution

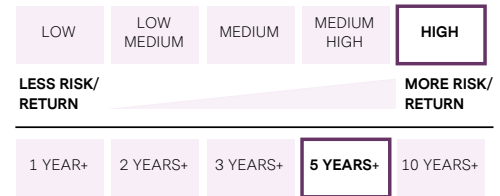
Bi-Annually (December and June)

Payment: 10 Jul 2024 - 53.00539 cents per unit

Payment: 12 Jan 2024 - 63.82830 cents per unit

Trustees

Standard Bank Trustees (021 441 4100)

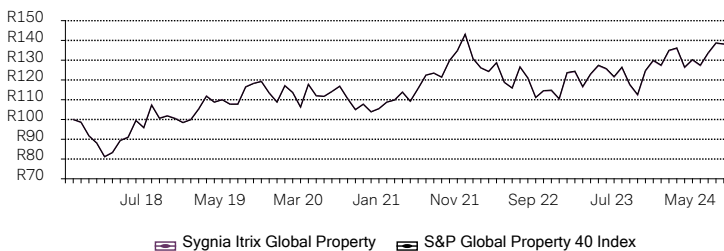


Fund Information	
Classification	Global - Real Estate - General
Asset Allocation	100% Offshore Listed Property
NAV/Index Ratio	ca. 1/1000
Financial Year End	31 December
Index Tracking	Fund tracks the S&P Global Property 40 Index
Dividend Distribution	Semi-annual distribution
NAV Publication	Daily on sygnia.co.za
Portfolio Valuation	Close of relevant market
Foreign exchange source	World Market fix rate 16:00pm EST

Cumulative Investment Performance

Growth of R100 invested on 31 October 2017

Investment: R138,12
Benchmark: R138,21



Cumulative investment performance is for illustrative purposes only and is calculated using the NAV before any distributable income and management fee.

Top 10 Holdings

Instrument	Percent
ProLogis REIT Ord Shs	10.1%
Equinix REIT Ord Shs	7.9%
Welltower Ord Shs	6.8%
Public Storage REIT Ord Shs	5.5%
Simon Property Group REIT Ord Shs	5.2%
Realty Income REIT Ord Shs	5.0%
Digital Realty Trust REIT Ord Shs	5.0%
Goodman Group Units	4.2%
Extra Space Storage REIT Ord Shs	3.6%
Iron Mountain Ord Shs	3.3%

Historical Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2021	1.5%	3.1%	1.0%	3.6%	-4.0%	5.9%	5.8%	0.8%	-1.6%	6.9%	3.8%	6.2%	37.7%
2022	-8.6%	-3.6%	-1.5%	3.6%	-7.7%	-2.4%	9.2%	-4.4%	-8.2%	2.9%	0.2%	-3.8%	-22.9%
2023	11.9%	0.6%	-6.2%	5.5%	3.6%	-1.3%	-3.2%	3.9%	-6.9%	-4.3%	10.8%	4.2%	17.6%
2024	-1.9%	5.9%	0.9%	-7.1%	3.0%	-2.2%	4.9%	3.8%	-0.4%				6.4%

Risk Statistics

	Fund	^BM
% Negative Months	46.7%	46.7%
Average Negative Month	-4.2%	-4.2%
Largest Drawdown	-22.9%	-22.7%
Standard Deviation	17.7%	17.7%
Downside Deviation	8.0%	8.0%
Highest Annual Return: Jan 2021 - Dec 2021	37.7%	37.7%
Lowest Annual Return: Jan 2022 - Dec 2022	-22.9%	-22.7%
Annualised Tracking Error (Active Return) (12 Mths)	0.1%	-
Annualised Tracking Error (Std Dev of Active Return) (60 Mths)	0.1%	-

The risk statistics reflected above are calculated on a 60-month or since-inception basis, depending on which period is shorter.

Listing Information

Exchange	JSE Limited
Exchange Code	SYGP
Trading Currency	ZAR
Portfolio Currency	USD
ISIN	ZAE000251369
RIC	SYGPJJ
Bloomberg Ticker	SYGP SJ EQUITY
Trading Hours	9:00 am - 16:50 pm
Transaction cut-off	JSE trading hours

Asset Allocation

Asset	Percent	Allocation
International Equity	99.1%	

Geographic Allocation

Region	Percent	Allocation
United States	74.0%	
Japan	10.6%	
Australia	6.9%	
Hong Kong	5.9%	
Singapore	1.6%	
Other	0.9%	

Portfolio Performance Analysis

Period	Sygnia Itrix Global Property**	S&P Global Property 40 Index (ZAR)**	S&P Global Property 40 Index (USD)**	Sygnia Itrix Global Property (TR)
1 Month	-0.4%	-0.4%	2.6%	0.1%
3 Months	8.5%	8.4%	14.9%	10.2%
6 Months	1.5%	1.4%	11.5%	3.1%
Year to Date	6.4%	6.3%	12.8%	9.6%
1 Year	17.5%	17.4%	28.3%	21.0%
3 Years	4.4%	4.4%	-0.2%	7.0%
5 Years	3.1%	3.2%	0.6%	5.8%
Since Inception	4.8%	4.8%	1.6%	7.2%

Performance of the fund is calculated by Sygnia Asset Management as at reporting date.

Performance figures greater than one year are annualised.

*A positive performance in currency reflects a depreciation of ZAR against base currency and vice versa.

**Price return.

Fees

Management Fee	0.15% **
Other costs	0.06% **
VAT	0.03%
Total Expense Ratio (TER)	0.24% (Sep 2024)
Transaction Costs (TC)	0.03% (Sep 2024)
Total Investment Charge (TIC)	0.27% (Sep 2024)

**Fees are inclusive of VAT

Sygnia Itrix Global Property ETF

Fund commentary

Minimum disclosure document (MDD)
Global - Equity - Property

3rd Quarter 2024

Market performance

The S&P 500 closed at record highs after the first cut in the current cycle by the Federal Reserve. The Fed cut interest rates by 0.5% and updated its economic projections to reflect increased confidence for lower inflation while raising risks around the labour market. Despite the cooling labour market, the consumer sector appears robust. Household wealth has significantly increased on the back of rising values in both housing and financial markets, and household balance sheets are in good shape, having undergone a prolonged period of deleveraging. With reduced debt levels and increased net worth, the debt service ratio is at manageable levels, consumers are less under pressure to save for debt repayment and credit is expanding alongside bank loan growth. The Atlanta Fed's GDPNow model projects a healthy annualised gross domestic product (GDP) growth rate of 2.9% for the third quarter, suggesting a robust US economy.

Looking beyond the first US rate cut, the question becomes whether this is an opportune time to invest in small-cap stocks and real estate. Over half of the bottom 1 000 companies in the Russell 3000 are unprofitable, a stark contrast to the 10% of 1996. The economic landscape is complicated by the fact that interest rates are unlikely to return to the near-zero levels of the Covid-19 pandemic. This persistent higher-rate environment could inhibit recovery for many small-cap firms, particularly those that survived in the era of low rates but that may not be fundamentally sound enough to thrive now. While a decrease in interest rates could provide some relief for the property sector given its high levels of leverage, the ongoing structural challenges posed by remote work and the rise of online shopping continue to disrupt the demand-supply balance in real estate. These factors suggest that even with rate cuts, fundamental issues within the sector may persist, making recovery uncertain.

China's central bank unveiled a huge stimulus package to boost its economy, sending commodities and emerging market stocks higher. Key interest rates were cut and plans were announced to reduce the bank's required reserve ratio to its lowest level since 2018. Mortgage rates were lowered and rules for second home purchases will be eased. 100% of loans for local governments buying unsold homes will be covered, up from 60%. A stock stabilisation fund of 500 billion yuan was also announced, with measures to encourage mergers and acquisitions to be announced soon. This is a step in the right direction but is unlikely to sufficiently improve domestic consumer confidence, and China faces a significant deflationary spiral. Weak demand conditions are further reflected in stagnating imports, and the housing sector is still struggling with excess supply, showing a sharp decline in both housing starts and sales. China is also experiencing a large trade surplus as it attempts to export its excess production.

The core issue is not that the Chinese government has excessive debt – this debt can be financed domestically – but that the ageing population and property market crunch have diminished consumer confidence and spending. The government needs to step in with supportive fiscal spend, i.e. take on more debt.

South African assets and the rand rallied on the back of the Fed cuts, which weakened the dollar and lowered global interest rates, and further on the Chinese stimulus, which drove up commodity prices and resources. The South African Reserve Bank cut interest rates by 0.25% – less than the Fed despite SA inflation being closer to target. The new two-pot retirement system went online in September; outflows so far seem lower than expected, which may mean less of a once-off boost to GDP. We remain neutral on SA assets.

The S&P Global flash purchasing managers (PMIs) indexes show that the contraction in manufacturing activity in developed markets has accelerated. The weakness in Europe is likely driven by China moving up the value chain and by ongoing high energy prices, while the weakness in the US is a result of the ongoing normalisation of Covid goods spend. Services PMIs continue to expand in most regions. We remain overweight US, where the US consumer accounts for 69% of GDP. The US is a consumption-based economy and is often seen as the global consumer of last resort; while headwinds are rising, the US consumer remains robust. Eurasia and emerging markets (EMs) are largely production-based economies heavily linked into the global manufacturing supply chain. As the world is currently in a manufacturing recession, the producing economies led by China's slowdown are struggling. This suggests that the dollar will not fall as much as interest rate differentials might suggest after the Fed's rate cut, as the US economy remains relatively strong. Thus, while commodity prices, EMs and Eurasia may rally in the short term on the back of rate cuts and the Chinese stimulus, longer-term commodity prices will continue to struggle and EMs and Eurasia will continue to underperform.

Based on the nine easing cycles that have occurred since 1974, performance after the initial rate cut is heavily dependent on the state of the economy. No recession occurred in the subsequent 12 months of four of the nine rate-cut cycles. Equities posted positive returns in all four of these instances, delivering an impressive median gain of 18% – against a fall of 10% when recessions did occur. We do not believe the US is heading for a recession within the next 12 months, and we remain overweight equities.

As always, however, risks remain. Global shipping costs remain elevated and geopolitical risks continue to rise, with Israel escalating its campaign against the Iran-backed Hezbollah militant group through a massive bombardment of Lebanon.

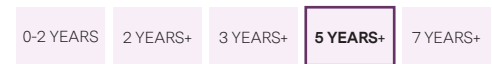
RISK PROFILE



LESS RISK/
RETURN

MORE RISK/
RETURN

TIME HORIZON



Fund performance

The Sygnia Itrix Global Property ETF delivered 8.5% for the quarter, marginally above its benchmark, the S&P Global Property 40 Index. The fund benefitted from exposure to Welltower Inc, Equinix Inc and Public Storage, while its exposure to Invitation Homes Inc, Mitsui Fudosan Co Ltd and Mitsubishi Estate Co Ltd detracted from performance. There were no changes to the tracked index's constituents over the period.

The fund remains true to its investment objective of delivering returns that mirror those of the S&P Global Property 40 Index.

Important information to consider before investing

Investment Objective and Strategy

The objective of the Sygnia Itrix Global Property ETF is to provide simple access to investors who wish to track the movements of the S&P Global Property 40 Index through investing in the physical index securities. The S&P Global Property 40 Index is designed to provide diversified exposure to 40 leading global property companies.

This is a high risk, passively managed index tracking fund of listed global property shares with an objective to provide simple access to investors who wish to track the movements of the S&P Global Property 40 Index. The investment policy of the portfolio is to track the Index as closely as practically and feasibly possible by buying securities included in the index at similar weighting as they are included in the index. Whenever the index gets rebalanced, the portfolio will purchase the newly included constituent securities and will sell the constituent securities which were excluded from the index. Derivatives are allowed for efficient portfolio management.

Balancing risk and reward

The Fund has a 100% strategic allocation to offshore listed property. The risk in the Fund is managed by spreading investments across sectors and individual shares. However, the structure of the Fund is dictated by the composition of the S&P Global Property 40 Index. It is a suitable investment for investors seeking higher returns, those who are willing to tolerate higher volatility and investors who aim to maximise capital accumulation over a longer-term time horizon. For changes in the index constituents, please refer to the published SENS. Performance data can be sourced from Bloomberg, Reuters, other data providers and at www.sygnia.co.za.

Annualised performance figures represent the geometric average return earned by the fund over the given time period.

Performance is calculated based on the NAV to NAV calculation of the portfolio. Individual investor performance may differ as a result of initial fees, the actual investment date and dividend withholding tax.

Index Disclaimer

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The Fund is not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, their respective affiliates and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability for any errors, omissions, or interruptions of the Index.

Fees

Sygnia Itrix ETFs are Exchange Traded Funds that trade on stock exchanges and may therefore incur additional costs associated with listed securities. Sygnia Itrix does not provide advice and therefore does not charge advice fees. A schedule of fees and charges is available on request from Sygnia Itrix. Permissible deductions may include management fees, brokerage, STT, auditor's fees, bank charges and trustee fees.

What is the Total Expense Ratio (TER) and Transaction Costs (TC)?

The total expense ratio (TER) is the annualised percentage of the fund's average assets under management that has been used to pay the fund's actual expenses over the past three years. Transaction costs are a necessary cost in administering the fund and impact fund returns. They should not be considered in isolation as returns may be impacted by many other factors over time, including market returns, the type of financial product, the investment decisions of the investment manager and the TER. Since fund returns are quoted after the deduction of these expenses, the TER and Transaction Costs should not be deducted again from the published returns. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return.

Cumulative Investment Performance

Cumulative investment performance is for illustrative purposes only. The investment performance is calculated by taking all ongoing fees into account for the amount shown, with income reinvested on the reinvestment date.

How are NAV prices calculated?

Net Asset Value (NAV) prices are calculated on a net asset value basis, which is the total market value of all assets in the portfolio including any income accruals and less any permissible deductions from the portfolio divided by the number of units in issue. The price at which ETFs trade on an Exchange may differ from the NAV price published at the close of the trading day, because of intraday price movements in the value of the constituent basket of securities.

Disclaimer

The Sygnia Group is a member of the Association for Savings and Investment SA. Sygnia Itrix (RF) (Pty) Ltd is a registered and approved Manager under the Collective Investment Schemes Control Act, 2002. Sygnia Asset Management (Pty) Limited (FSP 873), an authorised Financial services provider, is the appointed investment manager of the Fund. Sygnia Itrix does not provide any guarantee with respect to the capital or return of the portfolio. Collective Investment Schemes (CIS) are generally medium to long-term investments. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending.

The value of investments/units may go down as well as up and past performance is not necessarily an indicator of future performance. ETFs trade on stock exchanges and may therefore incur additional costs associated with listed securities. Unlike a unit trust, which can be bought or sold only once per day, an ETF can be traded intraday, during exchange trading hours. ETFs may invest in foreign securities, which may be exposed to macroeconomic, settlement, political, tax, liquidity, and foreign exchange risks. Performance is calculated for the portfolio, and the individual investor performance may differ as a result of trading cost, price paid for investment share.

Additional information on the Index including its performance and tracking error can be viewed on the relevant Minimum disclosure document (MDD) on www.sygnia.co.za. A schedule of fees, charges and where the ETF engages in securities lending activities, information on such securities lending activities may be requested via admin@sfs.sygnia.co.za or 0860 794 642. The complete terms and conditions of your ETF investment are contained in the fund's offering circular, pre-listing statement, programme memorandum and/or supplemental deed and index constituents with prices are published daily on Sygnia's website. The documents/information may be obtained from www.sygnia.co.za or on request from Sygnia.

Nothing in this document shall be considered to state or imply that the Fund is suitable for a particular type of investor. All the portfolio options presented are approved collective investment schemes in terms of the Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. A copy of the Minimum disclosure document (MDD) is available on our website: www.sygnia.co.za.

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