

Fund Objective

The Satrix Property Index Fund is a specialist index tracking fund which tracks the performance of the FTSE/JSE SA Listed Property Index (J253). The fund is rebalanced quarterly.

Fund Strategy

We believe that the benchmark choice and resulting returns form the most important elements of an equity strategy - by investing in a passive vehicle the returns to investment strategies are known. By applying a full replication strategy, the fund will mirror the composition of the chosen benchmark. In order to reduce costs and minimise tracking error, Satrix Property Index Fund engages in scrip lending activities.

Why choose this fund?

*Investors wanting exposure to SA Listed Property stocks at a compelling cost.

*The fund is a cost-effective, asset allocation tool which investors can use to diversify their portfolios with sector specific exposure.

*Investors requiring an overall yield including both income generation and long-term capital appreciation.

Fund Information

| | |
|----------------------------------|--|
| ASISA Fund Classification | SA - Real Estate - General |
| Risk profile | Aggressive |
| Benchmark | FTSE/JSE SA Listed Property Index (J253) |
| Portfolio launch date | Aug 2012 |
| Fee class launch date | Aug 2012 |
| Minimum investment | Manual: Lump sum: R10 000 Monthly: R500 SatrixNOW.co.za: No minimum |
| Portfolio size | R1 621.8 million |
| Last two distributions | Jun 2018: 42.93 cents per unit Dec 2018: 47.96 cents per unit |
| Income decl. dates | 30 Jun 31 Dec |
| Income price dates | 1st working day in July and January |
| Valuation time of fund | 17:00 |
| Transaction cut off time | Manual: 15:00 SatrixNOW.co.za: 13:30 |
| Scrip lending desks | Sanlam Investments Investec |
| Daily price information | Local newspaper and www.satrix.co.za |
| Repurchase period | 3 working days |

Fees (Incl. VAT)

| | Retail Class (%) |
|----------------------------------|------------------|
| Advice initial fee (max.) | N/A |
| Manager initial fee | N/A |
| Advice annual fee (max.) | 1.15 |
| Manager annual fee | 0.52 |
| Total Expense Ratio (TER) | 0.46 |
| Transaction Cost (TC) | 0.11 |

Advice fee | Any advice fee is negotiable between the client and their financial advisor. An annual advice fee negotiated is paid via a repurchase of units from the investor.

The portfolio manager may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. This fund is also available via certain LISPS (Linked Investment Service Providers), which levy their own fees.

Total Expense Ratio (TER) | The TER is the charges incurred by the portfolio, for the payment of services rendered in the administration of the CIS. The TER is expressed as a percentage of the daily NAV of the CIS and calculated over a period of 1 year. The TER is calculated from 01 January 2018 to 31 December 2018. A higher TER does not imply a poor return nor does a low TER imply a good return.

The Transaction Cost (TC) is the cost incurred by the portfolio in the buying and selling of underlying assets. This is expressed as a percentage of the daily NAV of the CIS and calculated over a period of 1 year. Obtain the costs of an investment prior to investing by using the EAC calculator provided at www.satrix.co.za

Top 10 Holdings

| Securities | % of Portfolio |
|----------------------|----------------|
| GrowthPoint | 21.91 |
| Redefine | 15.84 |
| NEPI ROCKCASTLE PLC | 12.50 |
| Fortressa | 6.85 |
| Hyprop | 6.04 |
| Resilient | 5.44 |
| Vukile | 4.84 |
| Fortress Income Fund | 3.63 |
| ATTACQ Limited | 3.40 |
| Mas Plc | 3.04 |

Top 10 Holdings as at 28 Feb 2019

Performance (Annualised) as at 28 Feb 2019 on a rolling monthly basis

| Retail Class | Fund (%) | Benchmark (%) |
|-----------------|----------|---------------|
| 1 year | (5.86) | (5.20) |
| 3 year | (1.03) | (0.41) |
| 5 year | 6.44 | 6.93 |
| Since inception | 6.24 | 6.85 |

Annualized return is the weighted average compound growth rate over the period measured.

Performance (Cumulative) as at 28 Feb 2019 on a rolling monthly basis

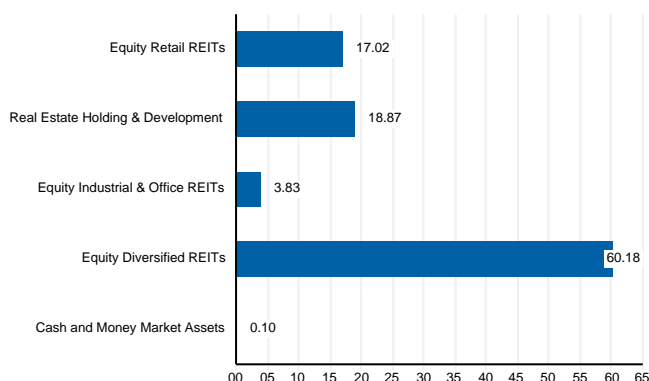
| Retail Class | Fund (%) | Benchmark (%) |
|-----------------|----------|---------------|
| 1 year | (5.86) | (5.20) |
| 3 year | (3.05) | (1.21) |
| 5 year | 36.61 | 39.79 |
| Since inception | 48.97 | 54.63 |

Cumulative return is aggregate return of the portfolio for a specified period

Actual highest and lowest annual returns*

| | |
|------------------|--------|
| Highest Annual % | 43.10 |
| Lowest Annual % | (6.58) |

Asset Allocation



Portfolio Manager(s) Quarterly Comment - 31 Dec 2018

Market Review

The SA Listed Property Index (SAPY) returned a total of -4% in the last quarter of 2018, worse than the FTSE/JSE All Share Index (ALSI) and lagging cash by a significant margin, which delivered positive nominal returns as risk assets declined in absolute terms. For 2018, the SAPY materially underperformed all other major domestic asset classes, returning -25.3% versus 8.5% for equities, 7.7% for bonds, and about 7.5% for cash.

The best performing shares in the SAPY for the quarter included Fortress A (+7.6%), Investec Australia courtesy of index inclusion (+4.4%) and Vukile (+2.9%). By contrast, the worst performers were Rebois - given large dividend cuts (-55%), Accelerate Property Fund (-17%) and Stenprop (-15%).

The best performing shares in the SAPY for 2018 included Echo Polska (+21%), Emira (+21%) and Investec Australia (+8.6%). The worst performers were Rebois, given large dividend cuts (-68%), followed by Fortress B (-61%) and Resilient (-54%) given their issues with, firstly, overvaluation, but also potential net asset value and distribution misstatements, and market manipulation by the management of the companies.

Fund performance

The current quarter was again somewhat quiet on the corporate action front.

During the December 2018 FTSE/JSE SAPY rebalance Arrowhead Properties was replaced by Investec Australia and the weightings of Fortress A and Resilient increased while Hammerson decreased in the SAPY index. The one-way turnover was around 3%

Your fund performed in line with the SAPY benchmark. Your fund experienced some positive cash drag relative to the index, due to the index being in the red over the last twelve months.

Outlook

Following the weak 2018 returns, the SAPY has derated from a 6.8% clean forward yield at the end of 2017 to an attractive 8.9% trailing income yield, and about a 9.4% clean forward yield. The trailing and forward yields are now at a slight discount (i.e. higher) to the SA long bond yield of 8.8%.

This is a good rule of thumb to highlight cheapness in the sector, just as US investors may, for example, compare the dividend yield on the S&P 500 to US Treasury yields. The income yield alone is also over 3.5% higher than inflation expectations, and over 1% higher than cash rates. With the SAPY also likely to show growth in dividends (unlike cash and bonds) at the same level as CPI in the long run (4% to 6% p.a.), the total return spread relative to inflation, cash and bonds looks very attractive.

Further, given the sharp sell-off in 2018, it is possible that investors at these levels also benefit from a rerating of the sector back to an 8%, or best case, 7% yield. One negative, however, over the short term is the recent interest rate hike. Even though it's small, it affects the finance costs of REITs given their debt gearing and, in addition, valuations are currently depressed, which makes it difficult for REITs to do any accretive acquisitions, which has in the past added to dividend growth rates. So,

for now, they will have to rely almost entirely on organic growth.

Portfolio Manager(s)

The Satrix Investment Team

Management of Investments

The management of investments are outsourced to Sanlam Investment Management (Pty) Ltd, FSP 579, an authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act, 2002.

Risk Profile (Aggressive)

This is an aggressively managed, high-risk portfolio that aims to deliver capital growth over the long term (greater than 5 years). It is designed to track the benchmark. There may be some capital volatility in the short term, although higher returns may be expected from five years or beyond.

Additional Information

Although all reasonable steps have been taken to ensure the information on this website/advertisement/brochure is accurate. The information to follow does not constitute financial advice as contemplated in terms of the Financial Advisory and Intermediary Services Act. Use or rely on this information at your own risk. Independent professional financial advice should always be sought before making an investment decision.

*The highest and lowest annualised performance numbers are based on 10 non-overlapping one year periods or the number of non-overlapping one year periods from inception where performance history does not yet exist for 10 years.

The Sanlam Group is a full member of the Association for Savings and Investment SA. Collective investment schemes are generally medium- to long-term investments. Please note that past performances are not necessarily a guide to future performances, and that the value of investments / units / unit trusts may go down as well as up. A schedule of fees and charges and maximum commissions is available from the Manager, Satrix Managers (RF) (Pty) Ltd, a registered and approved Manager in Collective Investment Schemes in Securities. Additional information of the proposed investment, including brochures, application forms and annual or quarterly reports, can be obtained from the Manager, free of charge. Collective investments are traded at ruling prices and can engage in borrowing and scrip lending. Collective investments 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 deductible expenses such as audit fees, brokerage and service fees. Actual investment performance of the portfolio and the investor will differ depending on the initial fees applicable, the actual investment date, and the date of reinvestment of income as well as dividend withholding tax. Forward pricing is used. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The performance of the portfolio depends on the underlying assets and variable market factors. Performance is based on NAV to NAV calculations with income reinvestments done on the ex-div date. Lump sum investment performances are quoted. The portfolio may invest in other unit trust portfolios which levy their own fees, and may result in a higher fee structure for our portfolio. All the portfolio options presented are approved collective investment schemes in terms of Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The fund may from time to time invest in foreign instruments which could be accompanied by additional risks as well as potential limitations on the availability of market information. The Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. The portfolio management of all the portfolios is outsourced to financial services providers authorized in terms of the Financial Advisory and Intermediary Services Act, 2002. Standard Chartered Bank is the appointed trustee of the Satrix Managers Scheme.

Trustee Information

Standard Chartered Bank

Tel no.: 011 217 6600, E-mail: zatrustee.securities@sc.com

Glossary of Terms

Collective investment scheme (CIS)

A collective investment scheme (or unit trust) comprises a pool of assets such as equities, bonds, cash and listed property, which is managed by an investment manager and is governed by the Collective Investment Schemes Control Act no 45 of 2002. Each investor has a proportional stake in the CIS portfolio based on how much money he or she contributed. The word "unit" refers to the portion or part of the CIS portfolio that is owned by the investor. The "trust" is the financial instrument that is created in order to manage the investment. The trust enables financial experts to invest the money on behalf of the CIS investor.

Linked Investment Service Provider (LISP)

A Linked Investment Service Provider is a financial institution which packages, distributes and administers a broad range of unit trust based investments. Any investment made through these products gives an investor a single point of entry into a selection of different investments.

Index

An index is a unique grouping of shares, selected according to a pre-defined methodology e.g. largest market capitalisation or highest dividend yield. An index can be constructed to represent the overall market, a specific sector or a theme. The index performance can be used as a benchmark against which to compare active fund performances. A well-constructed index should be transparent, replicable and investable.

FTSE/JSE SA Listed Property Index (J253)

The FTSE/JSE SA Listed Property Index consists of the largest 20 liquid companies by market capitalisation in the Real Estate Investment and Services Sector and Real Estate Investment Trust Sector with a primary listing on the JSE.

Market cap weighted index

A market cap weighted index is created by giving weightings to shares according to the company's size (or capitalisation). The larger the company's market capitalisation, the larger its weighting in the index.

Market capitalisation (or market cap)

Market capitalisation (or market cap) is the total value of the issued shares of a publicly traded company; it is calculated by multiplying the current share price by the number of shares outstanding. This value is an indication of a company's size (or capitalisation).

Passive investment

Passive investment is a style of investing where a fund replicates the performance a particular market index. Passive investment vehicles include Exchange Traded Funds (ETF's) and index tracking unit trusts. They are so called because the portfolio manager doesn't choose the underlying portfolio. They simply replicate the index they have chosen to track.

Replication strategy

This fund employs a *full replication* strategy i.e. it replicates the index exactly by buying the same shares as those in the index in the same proportions, re-balancing whenever the index is rebalanced.

Total Expense Ratio (TER)

This is the total costs associated with managing and operating an investment (excluding administration, financial planning and servicing fees). These costs consist primarily of management fees and additional expenses such as trading fees, legal fees, auditor fees and other operational expenses. The total cost of the fund is divided by the fund's total assets under management to arrive at a percentage amount, which represents the TER.

Volatility

Volatility is a measure of 'risk', and refers to the extent to which the price of an investment or fund fluctuates over a certain period of time. Funds with a high volatility usually offer the potential for higher returns over the longer term than low volatility funds but also the potential for significant downside.

Tax Free Unit Trust

This Fund qualifies as a tax free investment according to section 12T of the Income Tax Act, with effect from 1 March 2015. South African individuals qualify for the associated tax benefits namely no tax on dividends, income or capital gains whilst still enjoying all the benefits of a unit trust. Note contributions to tax free investments are limited to R33 000 per tax year, with a lifetime limit of R500 000. Amounts invested in excess of these permissible thresholds are taxable.