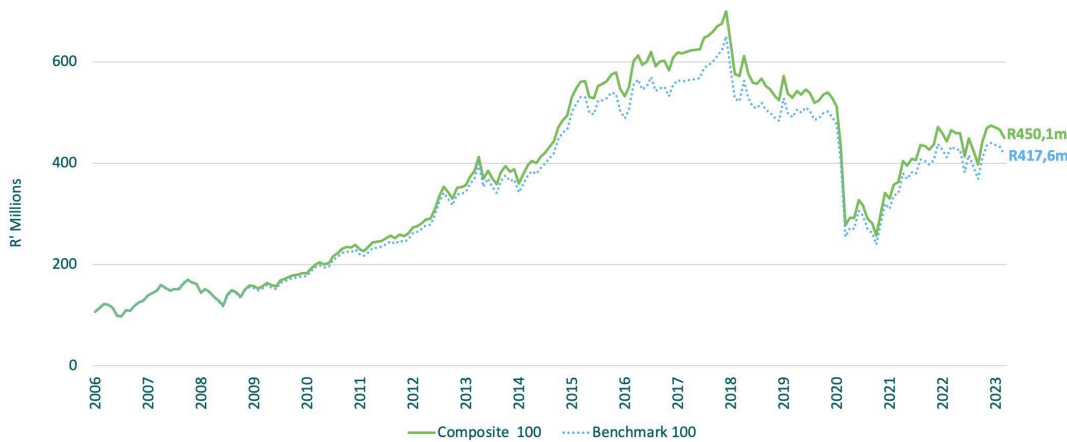


# M&G Enhanced Index Tracker Property

Institutional Listed Property

March 2023

## Growth of R100 million investment (Gross Return vs Benchmark)



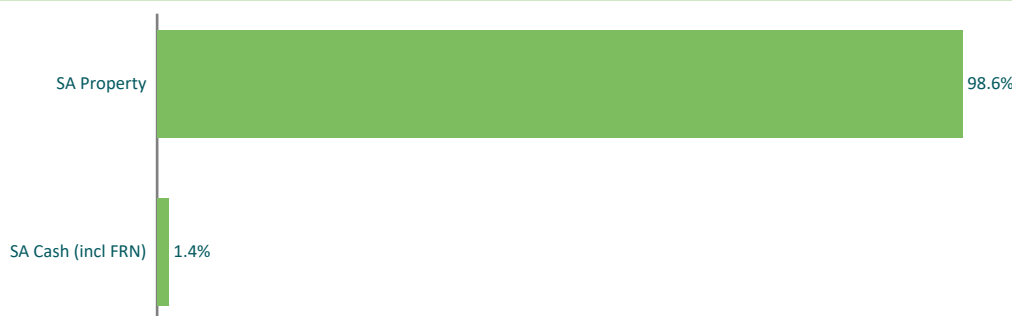
## Annualised performance

	Composite <sup>1</sup>	Benchmark <sup>2</sup>	Relative
3 months	-5.1%	-5.1%	0.0%
1 year	-3.2%	-3.4%	0.2%
3 years	17.5%	17.9%	-0.4%
5 years	-4.7%	-4.4%	-0.3%
10 years	1.6%	1.2%	0.4%
Since inception	9.1%	8.6%	0.5%

## Top 10 SA property holdings (% of total SA property)

1. NEPI Rockcastle N.V.	22.0%
2. Growthpoint Properties Ltd	19.0%
3. Redefine Properties Ltd	10.5%
4. Fortress Real Estate Investments Ltd A	7.2%
5. Resilient REIT Ltd	5.9%
6. Vukile Property Fund Ltd	5.1%
7. Hyprop Investments Ltd	4.6%
8. Equites Property Fund Ltd	4.4%
9. MAS P.L.C	4.3%
10. Stor-Age Property REIT Ltd	2.7%

## Asset allocation



## Composite facts

### Product objective

To provide a total return equal to or better than the benchmark while providing long-term capital growth.

### Investor/product profile

Suitable for institutional investors with a medium to high risk tolerance requiring medium-to long-term capital and income growth through efficient and cost effective exposure to the Listed Property sector in South Africa. The product complies with Regulation 28 of the Pension Funds Act, to the extent that this applies to a specialist asset class portfolio.

### Fund managers

Yusuf Mowlana

### Benchmark

Weighted composite of the FTSE/JSE South African Listed Property Index and All Property Index

### Inception date

1 January 2006

### Composite size

R558.7 million

### Minimum investment size

Segregated: R500 million

Pooled Life: R20 million

### Composite name

Enhanced Index Tracker Property Composite

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<sup>1</sup> A composite is an aggregation of one or more portfolios managed according to a similar investment mandate, objective, or strategy and is the primary vehicle for presenting performance to prospective clients. Source: gipsstandards.org