

1invest Global REIT Index Feeder Fund



Fund information update at 30 April 2025

What is the fund's objective?

The objective of the 1invest Global REIT Index Feeder Fund is to track the FTSE EPRA/NAREIT Global REIT Index ("the Index") as closely as possible, in South African Rand.

What does the fund invest in?

The fund is a feeder fund and as such it invests in the iShares Global REIT ETF. This underlying fund tracks the Index and aims to replicate the performance of the Index.

The FTSE EPRA/NAREIT Global REIT Index is designed to track the performance of listed real estate companies and REITs worldwide. The Index is rebalanced quarterly.

The fund may also hold a small portion in cash instruments to effect efficient portfolio management.

What possible risks are associated with this fund?

Risks include general market conditions and market volatility, company specific risk, country specific risk, exchange rate 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 broad exposure to global property in South African Rand;
- Investors who seek global property exposure without foreign exchange tax clearance;
- Investors who seek a low cost global property fund;
- Investors who seek a simple and transparent investment process that invests in liquid, listed securities;
- Investors who seek equity market exposure that blends well with other investment strategies to reduce total costs and diversify risk;
- Investors who are willing to take a long 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 31 March, 30 June, 30 September, 31 December

General fund information

Manager(s) Ryan Basdeo and Rademeyer Vermaak

Size (NAV) R 510.27 million

Classification Global - Real Estate - General

Regulation 28 Does not apply

Index FTSE EPRA/NAREIT Global REIT Index

Methodology Feeder

Rebalancing Quarterly

	Class A	Class B1
Launch	14 March 2018	14 March 2018

	Class A	Class B1
ISIN number	ZAE000254835	ZAE000255253

	Class A	Class B1
JSE code	SGRIF	SLIFB1

Minimum investment requirements -

Lump sum	R 5,000	R 5,000
Monthly	R 500	R 500

What are the costs to invest in this fund?

Maximum charges including VAT

	Class A	Class B1
Initial fee (manager)	0.000%	0.000%
Initial fee (adviser)	0.000%	0.000%
Annual fee	0.345%	0.236%
Performance fee	N/A	N/A
Adviser fee	1.150%	1.150%

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.

Adviser fee - this is the maximum annual service fee (% based) an adviser can charge on the value of your portfolio. It is calculated and accrued daily and recovered monthly by means of a redemption of your units. It is not included in the **Annual fee**.

Cost ratios (annual) including VAT as at 31 December 2024

	Class A	Class B1
Based on period from:	01/01/2022	01/01/2022
Total Expense	0.51%	0.40%
Transaction Costs	0.07%	0.07%
Total Investment Charge	0.58%	0.47%
1 Year Total Expense	0.51%	0.40%

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.

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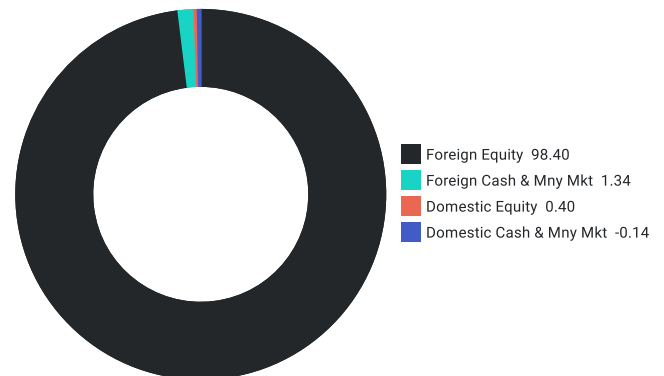
Monthly update at 30 April 2025

Holdings

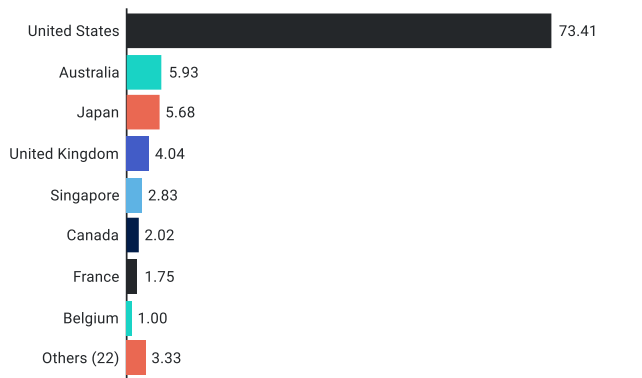
Holdings (%)

iShares Global REIT ETF	99.76
Domestic Cash	-0.14
Foreign Cash	0.39

Asset allocation (look through) (%)



Country allocation (look through) (%)



Top equity holdings (look through) (%)

Prologis REIT Inc	6.58
Welltower Inc	6.02
Equinix REIT Inc	5.01
Simon Property Group REIT Inc	3.42
Realty Income Corp	3.22
Digital Realty Trust REIT Inc	3.03
Public Storage REIT	3.02
Goodman Group	2.24
VICI Properties Inc	2.19
Extra Space Storage REIT Inc	1.98

Performance and Income

Class A Launch: 14 March 2018

Class B1 Launch: 14 March 2018

Benchmark: FTSE EPRA/NAREIT Global REIT Index

Returns (%)	1yr	3yrs	5yrs	7yrs	Launch
Class A					
Class	10.90	3.16	5.72	8.17	9.14
Rank/Out of	2/14	3/14	2/12	5/12	5/12
Sector Average	6.78	0.28	3.85	7.25	8.12
Benchmark	10.92	3.21	5.93	8.63	9.50
Benchmark (\$)	11.87	-2.33	5.79	2.60	2.75
Currency (\$/R)	-0.96	5.57	0.09	5.89	6.57
Class B1					
Class	11.02	3.28	5.84	8.30	9.29

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	Launch
Class A					
Positive Months	7	19	34	48	49
Max Gain	14.64	27.64	53.05	79.14	103.77
Max Drawdown	-4.42	-13.74	-20.21	-20.21	-34.33
Highest	21.26	21.26	42.04	42.04	42.04
Lowest	-0.26	-18.99	-20.17	-20.17	-20.17
Class B1					
Highest	21.38	21.38	42.19	42.19	42.19
Lowest	-0.16	-18.90	-20.08	-20.08	-20.08

Highest - this reflects the highest 12 month return during the period.

Lowest - this reflects the lowest 12 month return during the period.

Amount declared (cents per unit)

	Class A	Class B1
28 June 24	0.26	0.29
30 September 24	0.91	0.96
31 December 24	1.44	1.48
31 March 25	1.17	1.21
In last 12 months	3.79	3.95
In 2024	3.22	3.39

1invest Global REIT Index Feeder Fund



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 continues to provide diversified exposure to global real estate equities in developed and emerging markets with direct investments in listed real estate companies. The top five country exposure was allocated per The United States (71%), Australia (6%), Japan (6%), United Kingdom (4%) and Singapore (3%) as at end of Q1 2025. The top five equity holdings are Prologis REIT Inc (6%), Welltower Inc (6%), Equinix REIT Inc (5%), Simon Property Group REIT Inc (3%) and Realty Income REIT Corp (3%) out of 332 equity holdings. The fund's weighted average Dollar dividend yield is 3.87% as at end Q1 2025.

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	1.21	0.18	1.03
Domestic Equity	0.40	0.41	-0.01
Foreign Cash & Mny Mkt	0.05	0.98	-0.93
Foreign Equity	98.34	98.43	-0.09

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
A	Retail	155.33	7,145,622.05	11,099,438.78
B1	Retail	155.37	178,773,360.29	277,767,379.95

All data as at 31 March 2025.

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

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Important information update at 30 April 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 Global REIT Index Feeder Fund is a portfolio of the STANLIB 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 Standard Chartered Bank.

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. Investments and repurchases will receive the price of the same day if received prior to 15h00.

This portfolio is permitted to invest in foreign securities. Should the portfolio include any foreign securities these could expose the portfolio to any of the following risks: potential constraints on liquidity and the repatriation of funds; macroeconomic risks; political risks; foreign exchange risks; tax risks; settlement risks; and potential limitations on the availability of market information.

This portfolio is a Feeder Fund portfolio. A Feeder Fund portfolio is a portfolio that invests in a single portfolio of a collective investment scheme, that levies its own charges, which could result in a higher fee structure for the Feeder Fund.

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 30 April 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

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