



# OLD MUTUAL SA QUOTED PROPERTY FUND



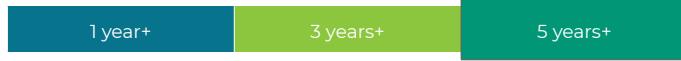
DECEMBER 2021

## FUND INFORMATION

### RISK PROFILE



### RECOMMENDED MINIMUM INVESTMENT TERM



### ESG FUND RATING

The environmental, social and governance (ESG) fund ratings are based on the exposure of the underlying assets held to industry-specific ESG risks and the ability to manage those risks relative to peers.

### FUND OBJECTIVE

The fund aims to remain fully invested at all times to generate sustainable pre-tax income whilst growing the original capital invested.

### WHO IS THIS FUND FOR?

This fund is suitable for investors seeking exposure to the property market without the potential difficulties and capital outlay of direct property investments. The investor can accept the volatility of investing in the property sector.

### INVESTMENT MANDATE

The fund invests in a selection of listed South African commercial and industrial property shares. Income is derived from property shares that offer a secure and an escalating income stream. Capital growth comes from quality shares that show potential for an upward share price movement.

### REGULATION 28 COMPLIANCE

The fund aims to offer exposure to a specific asset class, and may hold a higher allocation to equities and a greater exposure to a single equity than what is allowed in terms of Regulation 28 of the Pension Funds Act. This fund is therefore not Regulation 28 compliant.

**BENCHMARK\*:** FTSE/JSE All Property Index

\* Please note: The benchmark changed to the FTSE/JSE All Property Index (ALPI) with effect from 1 March 2019.

**ASISA CATEGORY:** South African – Real Estate – General

**FUND MANAGER(S):** Evan Robins  
(Old Mutual Investment Group – MacroSolutions)

**LAUNCH DATE:** 01/10/2003

**SIZE OF FUND:** R3.2bn

### DISTRIBUTIONS: (Quarterly)\*

Date	Dividend	Interest	Total	Total %
31/12/2021	0.65c	25.39c	26.05c	3.79%
30/09/2021	2.57c	2.79c	5.36c	0.85%
30/06/2021	0.39c	8.22c	8.61c	1.44%
31/03/2021	2.07c	3.40c	5.48c	1.02%

\* Class A fund distributions

## FUND COMPOSITION

### ASSET & PERCENTAGE ALLOCATION



## FUND PERFORMANCE AS AT 31/12/2021

	% PERFORMANCE (ANNUALISED)					
	1-Yr	3-Yr	5-Yr	7-Yr	10-Yr	Since Inception <sup>1</sup>
Fund (Class A)	39.0%	-0.2%	-1.7%	1.0%	6.9%	13.4%
Fund (Class B4) <sup>2</sup>	39.6%	0.3%	-1.2%	1.4%	-	-
Benchmark	38.6%	-3.9%	-4.9%	-1.1%	5.6%	13.9%

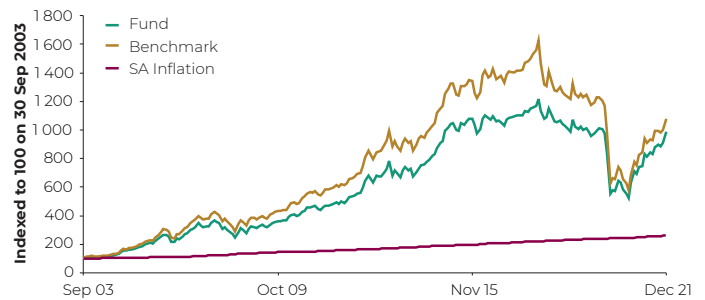
<sup>1</sup> Performance since inception of the fund.

<sup>2</sup> Inception: 30 September 2012. Class B4 fund is available through investment platforms such as Old Mutual Wealth.

Performance measurements over periods shorter than the recommended investment term may not be appropriate. Past performance is no indication of future performance. Fund returns are net of fees and measured against the benchmark.

Rolling 12-Month Return	Highest	Average	Lowest
Fund (Since Inception)	69.4%	14.9%	-47.3%

### Performance Since Inception



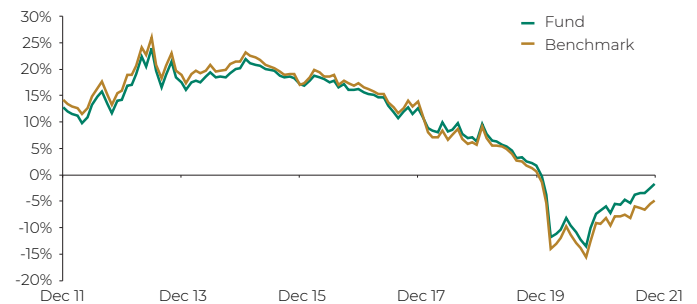
Past performance is no indication of future performance.

### Risk Statistics (Since Inception)

Maximum Drawdown	-56.9%
Months to Recover	N/A
% Positive Months	63.5%
Annual Standard Deviation	18.5%

Risk statistics are calculated based on monthly performance data from inception of the fund.

### 5-Year Annualised Rolling Returns (Fund vs Benchmark)



## PRINCIPAL HOLDINGS

HOLDING	% OF FUND
Nepi Rockcastle Plc	14.6%
Growthpoint Properties Ltd	14.4%
Equities Property Fund Ltd	9.7%
Redefine Properties Ltd	9.2%
Sirius Real Estate Ltd	9.2%
Storage Property Reit Ltd	6.3%
Hyprop Investments Ltd	6.0%
Vukile Property Fund Ltd	5.2%
SA Corporate Real Estate Fund	5.2%
Arrowhead Properties Ltd	4.1%

THIS IS THE MINIMUM DISCLOSURE DOCUMENT AS REQUIRED BY BOARD NOTICE 92

Funds are also available via Old Mutual Wealth and MAX Investments.

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# OLD MUTUAL SA QUOTED PROPERTY FUND

DECEMBER 2021

## FUND MANAGER INFORMATION



### EVAN ROBINS |

PORTFOLIO MANAGER

- BBusSc (Hons), MA (Research Psychology), MBA (Distinction), CFA
- 18 years of investment experience

## FUND COMMENTARY

The FTSE/JSE All Property Total Return Index (ALPI) recovered a further 8.4% during the year's final quarter. This was interesting because while the All Share Total Return Index was up 15.1% over this period, the new Retailer Index (also linked to the SA consumer) was down 2.8% and the All Bond Index was up "merely" 2.9%.

Over 2021, the ALPI's total return was 38.6% as the sector normalised. This is higher than the All Share Index's 29.2%, the All Bond Index's 8.4% and in line with the new Retailers Index, which was up 38.8%. Perspective is necessary. Listed property's total return is still 10.6% below its 31 December 2019 (pre-Covid) level, so closer to -20% in real terms. In contrast, the All Share, Retailers and Bond Indices

are respectively 38.3%, 17.4% and 17.8% above the prevailing total return levels at the time. There has been some permanent destruction to property earnings and fundamentals due to Covid, which means it will take time and organic growth to return to pre-Covid earnings levels.

Net of fees, the fund comfortably outperformed its benchmark over the past 12 months. It has been positioned conservatively for economic and consumer stress, and avoided high gearing, financing and operational risk. The fund held some quality companies and will continue to hold meaningful positions in a diversified selection of property shares we believe offer the most long-term value, considering the relative outlook, risk and changing environment.

Stabilising balance sheets has been a priority of many REITs and there has been progress in this regard. While there are some "green shoots" on a macro level, property is a lagging sector that had weak fundamentals prior to Covid. Looking post Covid, the lingering structural impact of the pandemic on the economy and property demand will remain a challenge. Some tenants may still fail, downsize or require rent reductions

to remain viable. Pre-existing sector negative trends like online shopping and work from home may be exacerbated. We maintain direct property valuations were overstated even before the crisis, and while these are stabilising, in most of the reported results there remains scope for renewed devaluation based on their spread to bond yields. Listed property trades below book value, so this is priced into some extent. Low interest rates are supportive of potential new direct property buyers, but these are on the increase. On the bright side, there is scant development taking place and less REIT specific failure risk. Listed property will be a beneficiary of any improvement in activity and confidence in South Africa.

On valuation metrics based on earnings (not dividend, as many REITs now retain some income) and discount to NAV, the sector remains cheap. On an implied value per square metre basis, domestic property is well below replacement cost. Consequently, there remains long-term value in the sector. Investors should be aware that operating conditions will remain very tough over the medium term.

Source: Old Mutual Investment Group as at 31/12/2021

## OTHER INVESTMENT CONSIDERATIONS

### INVESTMENT CONTRACT MINIMUMS\*:

- Monthly: R500
- Lump sum: R10 000
- Ad hoc: R500

\* These investment minimums are not limited to this fund. They can be apportioned across the funds you have selected in your investment contract.

### INITIAL CHARGES (Incl. VAT):

Initial adviser fee will be between 0% and 3.45%.

### ONGOING

	Class A	Class B4*
Annual service fees (excl. VAT)	1.25%	0.85%

\* Please note: The Class B4 fund is available through investment platforms such as Old Mutual Wealth.

The fee is accrued daily and paid to the management company on a monthly basis. Other charges incurred by the fund, and deducted from its portfolio, are included in the TER. A portion of Old Mutual Unit Trusts' annual service fees may be paid to administration platforms.

### TAX REFERENCE NUMBER: 9950/502/14/7

ISIN CODES:	Class A	ZAE000049920
	Class B4	ZAE000171112

Total Expenses (Incl. Annual Service Fee) (30/09/2021)	36 Months		12 Months	
	Class A	Class B4*	Class A	Class B4*
Total Expense Ratio (TER) Incl. VAT	1.46%	1.00%	1.46%	1.00%
Transaction Cost (TC)	0.05%	0.05%	0.02%	0.02%
Total Investment Charge	1.51%	1.05%	1.48%	1.02%

\* Please note: The Class B4 fund is available through investment platforms such as Old Mutual Wealth.

TER is a historic measure of the impact the deduction of management and operating costs has on a fund's value. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER, which includes the annual service fee, may not necessarily be an accurate indication of future TERs. Transaction Cost (TC) is 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, the investment decisions of the investment manager and the TER.

### Funds are also available via Old Mutual Wealth and MAX Investments.

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### We aim to treat our clients fairly by giving you the information you need in as simple a way as possible, to enable you to make informed decisions about your investments.

- We believe in the value of sound advice and so recommend that you consult a financial planner before buying or selling unit trusts. You may, however, buy and sell without the help of a financial planner. If you do use a planner, we remind you that they are entitled to certain negotiable planner fees or commissions.
- You should ideally see unit trusts as a medium- to long-term investment. The fluctuations of particular investment strategies affect how a fund performs. Your fund value may go up or down.
- Therefore, we cannot guarantee the investment capital or return of your investment. How a fund has performed in the past does not necessarily indicate how it will perform in the future.
- The fund fees and costs that we charge for managing your investment are disclosed in this Minimum Disclosure Document (MDD) and in the table of fees and charges, both of which are available on our public website or from our contact centre.
- Additional information of the proposed investment, including brochures, application forms and annual or quarterly reports, can be obtained, free of charge, from Old Mutual Unit Trust Managers (RF) (Pty) Ltd, from our public website at [www.oldmutualinvest.com](http://www.oldmutualinvest.com) or our contact centre on 0860 234 234.
- Our cut-off time for client instructions (e.g. buying and selling) is at 15:00 each working day for all our funds, except for our money market funds, where the cut-off is at 12:30.
- The valuation time is set at 15:00 each working day for all our funds, excluding our money market funds which is at 13:00, to determine the daily ruling price (other than at month-end when we value the Old Mutual Index Funds and Old Mutual Multi-Managers Fund of Funds range at 17:00 close). Daily prices are available on the public website and in the media.
- Unit trusts are traded at ruling prices, may borrow to fund client disinvestments and may engage in scrip lending. The daily ruling price is based on the current market value of the fund's assets plus income minus expenses (NAV of the portfolio) divided by the number of units on issue.
- Specialist equity funds may hold a greater risk as exposure limits to a single security may be higher.
- The Net Asset Value to Net Asset Value figures are used for the performance calculations. The performance quoted is for a lump sum investment. The performance calculation includes income distributions prior to the deduction of taxes and distributions are reinvested on the ex-dividend date. Performances may differ as a result of actual initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. Annualised returns are the weighted average compound growth rates over the performance period measured. Performances are in ZAR and as at 31 December 2021. Sources: Morningstar and Old Mutual Investment Group (FSP no. 604).
- MSCI ESG Research LLC's ("MSCI ESG") Fund Metrics and Ratings ("the information") provide environmental, social and governance data with respect to underlying securities within more than 31 000 multi-asset class mutual funds and ETFs globally. MSCI ESG is a registered investment adviser under the Investment Advisers Act of 1940. MSCI ESG materials have not been submitted to, nor received approval from the US SEC or any other regulatory body. None of the information constitutes an offer to buy or sell, or a promotion or recommendation of any security, financial instrument or product or trading strategy, nor should it be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the information can be used to determine which securities to buy or sell or when to buy or sell them. The information is provided "as is" and the user of the information assumes the entire risk of any use it may make or permit to be made of the information.

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