

INVESTMENT POLICY SUMMARY

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

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	R1.2 billion
Last two distributions	30 Jun 2025: 17.86 cpu 31 Dec 2024: 22.18 cpu
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
Daily Price Information	www.satrix.co.za
Repurchase period	T+3

TOP 10 HOLDINGS

Securities	% of Portfolio
Nepi Rockcastle N.v.	24.77
Growthpoint Prop Ltd	14.00
Redefine Properties Ltd	9.77
Fortress Real Est Inv B	7.45
Vukile Property Fund Ltd	7.40
Resilient Property Income Fund Ltd	5.44
Hyprop Investments Ltd	5.04
Equities Property Fund Limited	3.80
Mas Plc	3.54
Sirius Real Estate Ltd	3.36

as at 30 Jun 2025

PERFORMANCE (ANNUALISED)

A1-Class	Fund (%)	Benchmark (%)
1 year	23.32	23.95
3 year	19.20	19.85
5 year	16.00	16.64
10 year	2.56	2.99

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

ACTUAL HIGHEST AND LOWEST ANNUAL RETURNS*

Highest Annual %	26.06
Lowest Annual %	(39.98)

FEES (INCL. VAT)

	A1-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)	0.50
Transaction Cost (TC)	0.08

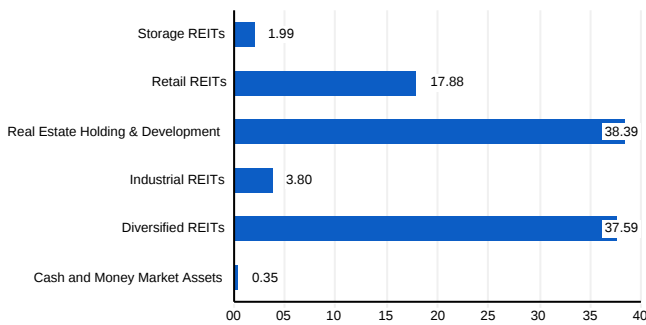
Advice fee | Any advice fee is negotiable between the client and their financial advisor. An annual advice fee negotiated is paid via a repurchase of units from the investor. The portfolio manager may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. This fund is also available via certain LISPS (Linked Investment Service Providers), which levy their own fees.

Total Expense Ratio (TER) | The Management Fee is expressed as an annual percentage of the daily NAV of the CIS This Fee is net of any scrip lending income and Management Fee waiver, where applicable.

The Total Expense Ratio (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 3 years on an annualised basis. 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 3 years on an annualised basis.

The current TER/TC cannot be regarded as an indication of future TER and TC. A higher TER and TC does not imply a poor return nor does a low TER and TC imply a good return. Obtain the costs of an investment prior to investing by using the EAC calculator provided at satrix.co.za.

ASSET ALLOCATION



PORTFOLIO QUARTERLY COMMENTARY - 30 JUN 2025

The second quarter of 2025 (2Q25) was eventful and introduced a lot of volatility in the market. The CBOE Volatility Index (VIX) is often used by investors to assess the level of risk or uncertainty in the market. Since 2005, the VIX level has moved past the 45 mark on a few memorable occasions: during the 2008 global financial crisis (89.5); again, during the 2020 Covid-19 market crash (82.7); and in April 2025 during President Trump's 'Liberation Day' tariff shock. After his tariff announcement, US bond yields surged and global equity markets plunged, leading to a spike in the VIX. The president then paused on the tariffs, which saw markets rebound substantially, and by the end of June, major global indices were again reaching all-time highs. In addition, earnings from large-cap US companies significantly outperformed their 10-year averages over the quarter, according to FactSet, while Moody's made a historic decision to downgrade the US' sovereign credit rating from its long-held AAA status to Aa1.

The MSCI World Index was up 7.7% in rand terms, while the MSCI USA and S&P 500 indices both rose, by 7.5% and 7.1%, respectively. The Nasdaq 100 Index ended the period up 13.8%. In contrast, the MSCI China Index was down 1.4% for the quarter, while the MSCI India Index rose 5.5%. The MSCI Emerging Markets Index had a very strong quarter, ending the period up 8.2%. The MSCI Europe Index gained 7.6%, and the MSCI United Kingdom Index was up 5%. On the bond side, the Global Aggregate Bond Index rose 1% over 2Q25.

A 12-day flare-up between Iran and Israel heightened global risk sentiment, with the oil price rising from US\$61 to over US\$77 per barrel, intra-quarter. However, prices declined as the ceasefire brought some relief, with the US mediating. Brent crude oil ended the quarter at US\$66.74 per barrel, marking a 10.7% decrease from the start of the quarter. Gold continued its upward trajectory following the market volatility during the quarter. The precious metal closed the quarter at US\$3 303 per ounce, up 5.9% from the beginning of the quarter.

The FTSE/JSE All Share Index (ALSI) gained 10.2% in the second quarter, and the FTSE/JSE Top 40 Index (Top 40) rose 10.3%. The local market's outperformance was largely driven by Industrials, which rose 10.8% during the period, and Resources, which climbed 9.8%. Financials ended the quarter down 7.8%. The South African 10-year Government Bond yield closed the quarter at 9.9%, having started at 10.6%. The FTSE/JSE All Bond Index (ALBI) finished the quarter up 5.9%. The cash benchmark, the Alexander Forbes Short-Term Fixed-Interest Composite Index (STeFI), delivered a positive money market return of 1.9%, while the FTSE/JSE SA Listed Property Index (SAPY) rose by 9.1% over the quarter.

The rand appreciated by 3.4% against the US dollar, closing the quarter at R17.77 to the greenback, R24.35 to the British pound, and R20.86 to the euro.

Portfolio Performance and Changes

In the second quarter of 2025, the FTSE/JSE SA Listed Property Index (SAPY) was up 9.12%, underperforming the FTSE/JSE All Share Index (ALSI), which had a positive return of 10.30%.

Financials posted the largest gains for the quarter with real estate companies as the star performers. MAS plc (MSP) (+34.4%), SA Corporate Real Estate Fund (SAC) (+22.3%) and Sirius Real Estate (SRE) (+20.6%) were the top performing securities in the index for the quarter. The muted performance of the index is attributed to the fact that NEPI Rockcastle (NRP) (+1.3%) had low single-digit returns and is the largest constituent in the index (average weight of 25% for the quarter).

At the June 2025 FTSE/JSE index review there were no additions to or deletions from the index. The one-way turnover was 0.64%

RISK PROFILE (AGGRESSIVE)

This is an aggressively managed, high-risk portfolio that aims to deliver capital growth over the long term. It is designed to track the benchmark and is a pure equity fund. There will be capital volatility in the short- to medium-term, although higher returns should be expected over longer-term periods.

CONTACT DETAILS

Manager

Satrix Managers (RF) Pty Ltd (Reg. No. 2004/009205/07). 4th Floor, Building 2, 11 Alice Lane, Sandown, 2146.

Investment Manager

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

Trustee

Standard Chartered Bank, Tel No.: 011 217 6600, E-mail: southafrica.securities-services@sc.com

DISCLAIMER

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*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.

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 R36 000 per tax year, with a lifetime limit of R500 000. Amounts invested in excess of these permissible thresholds are subject to tax penalties.