

## Fund Information

### STANLIB Multi-Manager (Pty) Ltd

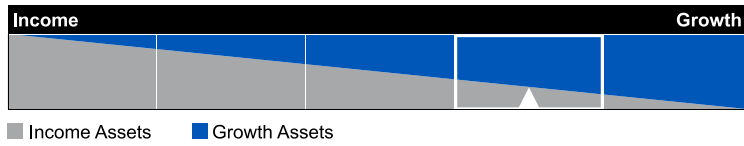
STANLIB Multi-Manager (Pty) Ltd was established in 1999 and is the centre of excellence for multi-managed solutions within STANLIB.

The investment team, led by Chief Investment Officer Joao Frasco, consists of an experienced team with a diverse set of investment skills. We have offices in Johannesburg and London, and currently have mandates in excess of R150 billion under stewardship.

### What is the fund's objective?

The Fund's seeks to generate a reasonably high level of income and moderate capital growth. Given that it has around 60% exposure to listed property, with the balance exposed to fixed interest securities, it will be a more conservative Fund than a fully invested property portfolio. Through time, the Fund is designed to provide most of the upside of listed property with significantly less volatility.

### Portfolio characteristics



### What are the investment guidelines?

This is a diversified income portfolio with a strong bias to listed property shares. It invests only in domestically listed property shares, as well as other high-yielding income producing assets such as bonds and money market instruments.

The Fund has a mandated property range of 40% - 85%, although it is likely to always remain above 50%. Minimum exposure to non-equity securities is 15% of the portfolio; the maximum is 60%. The Fund may not have any direct foreign exposure, although indirect foreign exposure is obtained through the offshore property holdings of local listed property shares.

The Fund complies with provisions of the Collective Investment Schemes Control Act, No. 45 of 2002 and the Regulations thereto, as amended from time to time.

### How is the fund managed?

The Fund is designed to deliver superior investment returns more consistently than through a single asset manager or mandate.

Our approach allows investors to outsource the fund/manager selection decision, which includes the ongoing due diligence of managers and construction of portfolios, to meet pre-defined objectives over time.

### The portfolio managers dedicated to the fund



**Nadeem Hoosen**  
Portfolio Manager  
BBusSc (Finance), CFA



**Lubabalo Khenyane**  
Portfolio Manager  
BA (Finance), CIPM, CFA

### How do we select managers?

STANLIB Multi-Manager (Pty) Ltd follows a rigorous and disciplined manager research and selection process that starts by analysing the sector for which the portfolio is being built, and determining the key drivers of outperformance.

The manager research team conducts thorough quantitative and qualitative analyses, culminating in an extensive investment due diligence to identify those managers that have the skill and ability to outperform. This results in the production of high conviction buy/hold/sell lists, as well as mandate performance expectations under different environments, defining events and sell triggers/disciplines.

The portfolio management team then constructs a framework for blending managers into the portfolio that targets the key areas of outperformance and promotes diversification. We only entrust our client's assets to the highest quality managers, who are then selected into this framework to provide the portfolio with exposure to these sources of market outperformance over the long term.

Passive alternatives are considered in the process and where used, these help to lower portfolio costs.

On a regular basis the portfolio is reviewed to ensure it is delivering on its long term objectives. From time to time changes are made to improve the structure and or risk return profile of the portfolio.

### Who are the underlying managers/funds?

Underlying managers	Portfolio managers	Strategic allocation
BlackRock iShares		8%
Catalyst Fund Managers	Paul Duncan/Zayd Suleiman	8%
Coronation Fund Managers	Nishan Maharaj	30%
STANLIB Asset Management (Active)	Keillen Ndlovu	30%
STANLIB Asset Management (Passive)	Wehmeyer Ferreira/Brian Kipps	24%

### How do we approach risk management in the fund?

Risk management is a fundamental component of our investment philosophy and process and is therefore approached holistically. It permeates every part of our investment process, requiring participation and accountability from all individuals involved in the process.

As a multi-manager, our risk management process begins at the time of portfolio specification and design, because by the time securities are included in the portfolio by the underlying managers, one has already accepted the risks and has limited ability to mitigate them. Our process then moves to manager research and portfolio construction, where we seek to know the managers intimately and construct a portfolio to behave in line with our broader investment objectives.

"Risks Inherent in our Funds" is a document that classifies the sources of risk associated with the management of our Funds. It can be obtained from the website [www.stanlibmultimanager.com](http://www.stanlibmultimanager.com).

# STANLIB Multi-Manager Flexible Property Fund

# STANLIB

MULTI-MANAGER

Minimum Disclosure Document (MDD) as at 31 July 2020

## Monthly Fact Sheet

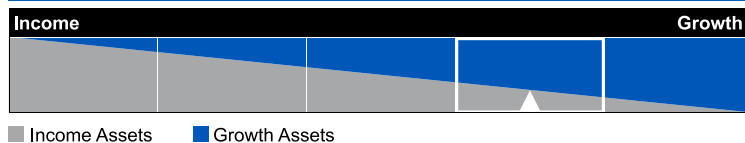
### Investment description

The Fund is a diversified income property portfolio. It will be invested in domestically listed property shares, as well as other high-yielding income producing assets (namely bonds and money market instruments); with the flexibility to adjust the property weight according to market conditions. It aims to generate a reasonably high level of income and moderate capital growth. Given that it has around 50% to 70% exposure to listed property, with the balance exposed to fixed interest securities, it will be a more conservative Fund than a fully invested property portfolio. Through time, the Fund is designed to provide most of the upside of listed property with less volatility.

### Suitable investors

- Who wish to diversify single manager risk;
- Who are seeking a steady long-term income stream and moderate capital growth;
- Who are not concerned about short-term capital fluctuations from the capital component of the Fund (both the property shares and longer maturity bonds);
- Who typically have an investment horizon of at least three years.

### Portfolio characteristics



### Performance and risk

Returns (%)	1yr	3yrs	5yrs	7yrs	10yrs
<b>Class B1</b>					
Class	-15.66	-7.19	-2.35	2.17	6.19
Rank/Out of	52/57	44/48	37/42	31/35	22/28
Sector Average	0.35	1.49	2.55	5.92	8.54
Benchmark	-14.61	-9.77	-3.72	2.90	7.54
Highest	6.79	12.03	16.85	28.98	32.23
Lowest	-21.86	-21.86	-21.86	-21.86	-21.86
<b>Class A</b>					
Class	-15.95	-7.51	-2.68	1.82	5.83
Highest	6.44	11.65	16.46	28.56	31.76
Lowest	-22.12	-22.12	-22.12	-22.12	-22.12

Returns (%) shown are cumulative for all periods shorter than or equal to 1 year and annualised for all periods greater than 1 year.  
 Highest – this reflects the highest 12 month return during the period.  
 Lowest – this reflects the lowest 12 month return during the period.

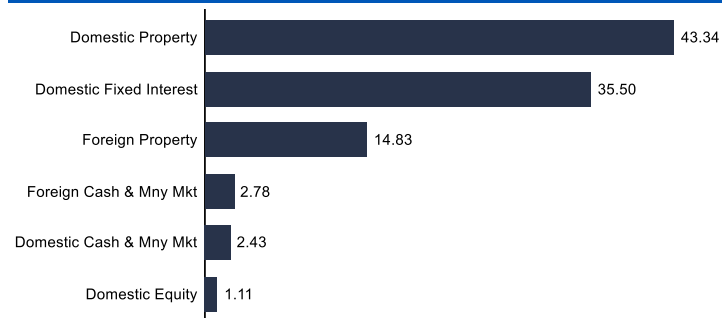
Annualised deviation (volatility)	B1	Benchmark	A
3 years	14.08	17.60	14.08

Annualised deviation – the standard deviation of the Fund's monthly returns. This is a measure of how much an investment's monthly returns vary from its average monthly return over the time period.

### Underlying managers

- BlackRock iShares
- Catalyst Fund Managers
- Coronation Fund Managers
- STANLIB Asset Management (Active)
- STANLIB Asset Management (Passive)

### Asset allocation (look through) (%)



### Portfolio facts

<b>Portfolio Manager(s)</b>	Nadeem Hoosen and Lubabalo Khenyane
<b>Sector</b>	South African - Multi Asset - Flexible
<b>Size</b>	R 683.33 million
<b>Income distribution</b>	Net income is calculated and accrued daily and is declared and distributed quarterly.
<b>Income declaration</b>	31 March, 30 June, 30 September, 31 December
<b>Benchmark</b>	45% FTSE/JSE All Property Index (ALPI) 40% JSE ALBI 1-3 Year Index 15% FTSE EPRA/NAREIT Global REIT Index (Net)

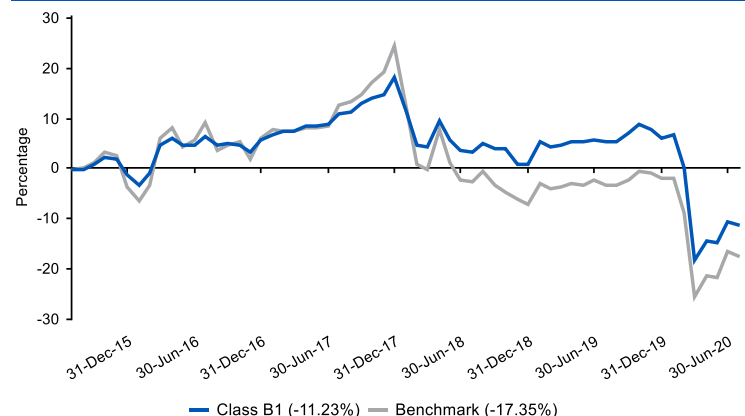
The benchmark of this portfolio was changed on 01/01/2019, from FTSE/JSE SAPY (J253T) to 45% FTSE/JSE ALPI (J803T); 40% JSE ALBI 1-3 Years; 15% FTSE EPRA/NAREIT Gbl REIT (Net). All benchmark returns in this document have been calculated using the original benchmark from launch until 31/12/2018 and the new benchmark thereafter.

	Class B1	Class A
<b>Launch</b>	24 December 2004	24 December 2004
<b>Number of units</b>	311,360,532.22	75,762,317.04
<b>NAV Price (cents per unit)</b>	176.51	176.50
<b>Minimum investment requirements -</b>		
Lump sum	R 5,000	R 5,000
Monthly debit order	R 500	R 500
<b>ISIN number</b>	ZAE000060679	ZAE000060661
<b>JSE code</b>	SMCB	SMCI

Annual costs breakdown (% p.a. incl. VAT)	Class B1		Class A	
	1 yr	3 yrs	1 yr	3 yrs
<b>Cost ratio data as at 30/06/2020</b>				
Annual management fee	1.15	1.15	1.50	1.50
Annual adviser fee <sup>1</sup>	0.00	0.00	0.35	0.35
Underlying fund fees	0.01	0.01	0.01	0.01
Other <sup>2</sup>	0.03	0.02	0.03	0.02
<b>Total Expense Ratio (TER)<sup>3</sup></b>	<b>1.19</b>	<b>1.17</b>	<b>1.54</b>	<b>1.52</b>
Transaction Costs (TC) <sup>4</sup>	<b>0.03</b>	<b>0.03</b>	<b>0.03</b>	<b>0.03</b>
<b>Total Investment Charges (TIC)</b>	<b>1.22</b>	<b>1.20</b>	<b>1.57</b>	<b>1.55</b>

<sup>1</sup>Annual adviser fee, if applicable, is included in Annual management fee.  
<sup>2</sup>Other includes bank charges, custody fees, sundry income, audit & trustee fees.  
<sup>3</sup>TER is a measure of the actual expenses incurred per annum by the portfolio class.  
<sup>4</sup>TC includes brokerage, Securities Transfer Tax (STT) and STRATE levies.

### Cumulative performance (%) over 5 Years



### Top equity holdings (look through) (%)

NEPI Rockcastle PLC	7.53
Growthpoint Properties Ltd	6.42
Fortress REIT Ltd A	4.69
Redefine Properties Ltd	3.87
Resilient REIT Ltd	2.53
Equities Property Fund Ltd	2.40
Capital & Counties Properties Plc	1.45
Investec Property Fund	1.40
EPP NV	1.23
Sirius Real Estate Ltd	1.21

### Income distributions (cents per unit)

Declared:	Jun 20	Mar 20	In last 12 months	2019
Class B1	1.74	2.86	11.63	13.69
Class A	1.58	2.69	10.92	12.90

## Disclosures

### Information to be considered before investing

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 STANLIB Multi-Manager Flexible Property 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.

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.

### Unit price – how it works

Prices are calculated and published on each working day, these prices are available on the Manager's website ([www.stanlib.com](http://www.stanlib.com)) and in South African printed news media. This portfolio is valued at 15h00. Forward pricing is used. Investments and repurchases will receive the price of the same day if received prior to 15h00.

The payment of withdrawals may be delayed in extraordinary circumstances, when the Manager with the consent of the Fund trustees deems this to be in the interest of all Fund investors. These circumstances may include periods when significant underlying markets suspend trading which will prevent accurate valuation of the instruments held in the Fund. When the suspension of trading relates to only certain assets held by the Fund, these assets may be side-pocketed. This process allows normal liquidity on the assets that can be valued but, will delay liquidity on the affected portion of the Fund. If the Fund is faced with excessive withdrawals, the affected withdrawals may be ring-fenced, which is the separation and delayed sale of the assets reflecting the interest of the liquidity seeking investors. It ensures that the sale of a large number of units will not force the Manager to sell the underlying investments in a manner that may have a negative impact on remaining investors of the Fund.

### Performance information

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 31 July 2020. 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.

### Total Expense Ratio (TER) and Transaction Costs (TC) = Total Investment Charge (TIC) and other fees

The TER is calculated as a percentage of the average net asset value of the portfolio incurred as charges, levies and fees in the management of the portfolio. The TER is a measure of the actual expenses incurred by the fund over a one and three-year period (annualised). This includes the TER charged by any underlying fund(s) held as part of this Fund. A high 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 TER's.

Transaction costs are disclosed separately. Transaction costs are a necessary cost in managing a fund and impacts the fund's return. They 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.

The sum of the TER and Transaction Costs is shown as the Total Investment Charge (TIC).

Annual management fee: The Fund charges a fixed annual management fee (i.e. fee class) as a percentage of the assets under management, to ensure a simple and understandable fee structure. The Fund invests primarily in segregated mandates but may also invest in other unit trusts i.e. "Underlying Fund Fees", which are included in the Total Expense Ratio (TER). The annual management fee is accrued daily and paid on a monthly basis.

Advice fees: If an investor appoints an adviser, advice fees are contracted directly between the investor and the adviser. The Manager will facilitate the collection of advice fees (including initial advice fees up to a max. of 3.45%) only upon receiving an investor's instruction to do so. An investor may cancel the instruction to facilitate the payment of advice fees at any time.

### STANLIB Multi-Manager (Pty) Ltd does not provide financial advice

The investments of this portfolio are managed, on behalf of the Manager, by STANLIB Multi-Manager (Proprietary) Limited, an authorised financial services provider (FSP), FSP No. 763, under the Financial Advisory and Intermediary Services Act (FAIS), Act No. 37 of 2002.

This document is not advice, as defined under FAIS. Please be advised that there may be representatives acting under supervision.

### Where can I find additional information?

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](http://www.stanlib.com)).

This document does not constitute an offer of sale. Investors are requested to view the latest Minimum Disclosure Document (MDD), for the provision of additional information pertaining to the product, as well as seeking professional advice, should they be considering an investment in the product. The Manager provides no guarantee or warranty as to the accuracy of the content of this document. Every effort has been made to ensure that the content is accurate at time of issue.

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