STANLIB Multi-Manager Property Fund

Minimum Disclosure Document (MDD) as at 30 November 2020

Fund Information

STANLIB Multi-Manager

STANLIB Multi-Manager is a division of STANLIB Asset Management (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 objective is to outperform the FTSE/JSE SA Listed Property (SAPY) Index and the ASISA Real Estate General category average over the long term. It aims to provide investors with high income and long term capital growth by investing in listed property shares.

Portfolio characteristics

Income Growth

Income Assets Growth Assets

What are the investment guidelines?

The Fund adopts a multi-managed approach to investing, and blends experienced property managers with different investment philosophies and strategies.

Maximum and minimum exposures are per the exposure limits of the South African - Real Estate - General portfolio sector; Minimum exposure to property of 80%. Maximum 10% in companies which conduct similar property related business activities.

The Fund complies with provisions of the Collective Investment Schemes Control Act, No. 45 of 2002 (CISCA) 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 predefined 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 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
Catalyst Fund Managers Paul Duncan/Zayd Suleiman 32.5%
Sesfikile Capital Evan Jankelowitz 25%
STANLIB Asset Management (Active) Keilen Ndlovu 32.5%
STANLIB Asset Management (Passive) Wehmeyer Ferreira/Brian Kepps 10%

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.
Issue Date: 12 December 2020

This is a Minimum Disclosure Document (MDD) for STANLIB Property Fund. Please refer to page 3 of this MDD for additional important information and disclosures about this Fund.
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 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.

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 as a measure of the TER. The annual management fee is accrued daily and paid on a monthly basis. 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. The sum of the TER and Transaction Costs is shown as the Total Investment Charge (TIC).

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

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 30 November 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 future TER’s.

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.

The Manager does not provide financial advice

The investments of this portfolio are managed, on behalf of the Manager, by STANLIB Multi-Manager a division of STANLIB Asset Management (Pty) Ltd, an authorised financial services provider (FSP), FSP No. 719, 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).

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.