



## S.A. Property Manager Watch™ Survey for the month ending March 2016

Research & Product Development

FINANCIAL SERVICES



# S.A. PROPERTY MANAGER WATCH™ SURVEY

GENERAL INFORMATION												
	GIPS™ (Verified/Compliant)	Notes	Benchmark Description	Valuation Frequency	Cash Flow Frequency in IRR Calc	Minimum Listed Property Allocation	Maximum Cash Exposure Allowed	Disinvestment Notice Period	Lock-in Period	No. of funds in composite	Portfolio Size (R m)	Admin - efficiency : Date data submitted
<b>INVESTMENT MANAGERS</b>												
<b>75% - 100% Listed Property</b>												
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY			FTSE/JSE SA Listed Property	Daily	Daily	75%	25%	48 hours	n/a	1	1.731	14 April 2016
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS			FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	14	10.425	11 April 2016
CORONATION PROPERTY EQUITY	V		FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	24 hours	n/a	n/a	2.599	12 April 2016
INVESTEC PROPERTY EQUITY FUND	V		FTSE/JSE SA Listed Property	Daily	Daily	80%	20%	24 hours	n/a	n/a	5.711	14 April 2016
IS PROPERTY FUND			FTSE/JSE SA Listed Property	Daily	n/a	85%	15%	24 hours	n/a	n/a	3.991	12 April 2016
MMI - SA Property			FTSE/JSE SA Listed Property	Daily	Daily	80%	20%	24 hours	n/a	1	962	11 April 2016
MOMENTUM MOM PROPERTY PORTFOLIO			FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	48 hours	n/a	n/a	2.583	04 April 2016
OMIG QUOTED PROPERTY PORTFOLIO	V		FTSE/JSE SA Listed Property	Daily	Daily	85%	15%	48 hours	n/a	1	5.949	13 April 2016
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	V		FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	2	6.124	06 April 2016
SESFIKILE PROPERTY COMPOSITE			FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	48 hours	n/a	36	14.291	11 April 2016
SIM PROPERTY FUND	V		FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	24 hours	n/a	1	5.794	05 April 2016
STANLIB INSTITUTIONAL PROPERTY FUND	V		FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	48 hours	48 hours	1	4.771	13 April 2016
STANLIB PROPERTY INCOME FUND			FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	48 hours	48 hours	1	7.634	13 April 2016
	V	<i>This includes multi-managers thus must be noted as possible "double-counting"</i>	<b>TOTAL</b>								72.564	
<b>0% -74% Listed Property</b>												
FUTUREGROWTH COMMUNITY PROPERTY FUND			CPI + 4%	Annually	Monthly	0%	10%	Up to 3 years	n/a	n/a	2.151	14 April 2016
<b>TOTAL</b>											74.715	

\* Reasonable use of the survey may be made for purposes of comment and study provided that full acknowledgement is made to "Alexander Forbes Research & Product Development".

\* While all possible care is taken in the compilation of the Survey, reliance is placed on information received from Investment Managers.

\* The rankings and statistical information have been supplied for illustrative purposes only.

\* Performance figures are shown gross of fees.

\* Performance should not be judged over a short period of time.

\* Past performance is not necessarily a guide to future performance.

# S.A. PROPERTY MANAGER WATCH™ SURVEY

INVESTMENT DATA TO THE END OF MARCH 2016																
	PERFORMANCE DATA															
	Month	Benchmark	Quarter	Benchmark	Year to Date	Benchmark	1 Year	Benchmark	3 Years (p.a.)	Benchmark	5 Years (p.a.)	Benchmark	7 Years (p.a.)	Benchmark	10 Years (p.a.)	Benchmark
<b>SPECIALIST PROPERTY</b>																
<b>75% - 100% Listed Property</b>																
ABSASSET MANAGEMENT DOMESTIC PROPERTY	8.60%	9.48%	8.86%	10.10%	8.86%	10.10%	18.14%	4.57%	28.04%	14.35%	28.15%	19.81%	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	8.88%	9.48%	9.87%	9.58%	9.87%	9.58%	10.72%	4.09%	18.39%	14.18%	22.11%	19.70%	21.97%	20.10%	17.64%	16.30%
CORONATION PROPERTY EQUITY	8.54%	9.48%	8.00%	10.10%	8.00%	10.10%	5.67%	4.57%	16.24%	14.35%	21.54%	19.81%	21.80%	20.10%	17.43%	15.88%
INVESTEC PROPERTY EQUITY FUND	8.73%	9.48%	6.98%	10.10%	6.98%	10.10%	7.25%	4.57%	16.46%	14.35%	21.41%	19.81%	20.78%	20.19%	17.84%	16.35%
IS PROPERTY FUND	8.93%	9.48%	9.49%	10.10%	9.49%	10.10%	8.57%	4.57%	16.70%	14.35%	20.98%	19.81%	21.18%	20.18%	17.21%	16.35%
MMI - SA Property	9.42%	9.48%	9.72%	10.10%	9.72%	10.10%	8.57%	4.57%	17.07%	14.35%	*	*	*	*	*	*
MOMENTUM MOM PROPERTY PORTFOLIO	9.08%	9.48%	9.72%	10.10%	9.72%	10.10%	7.56%	2.48%	17.01%	13.59%	*	*	*	*	*	*
OMIG QUOTED PROPERTY PORTFOLIO	8.10%	9.48%	4.91%	10.09%	4.91%	10.09%	5.58%	4.58%	15.66%	14.36%	20.66%	19.82%	*	*	*	*
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	9.31%	9.48%	9.86%	10.10%	9.86%	10.10%	7.12%	4.57%	15.92%	14.35%	20.61%	19.81%	21.08%	20.18%	17.26%	16.35%
SESIKILE PROPERTY COMPOSITE	9.53%	9.48%	9.06%	10.09%	9.06%	10.09%	9.46%	4.58%	*	*	22.84%	19.81%	*	*	*	*
SIM PROPERTY FUND	9.23%	9.48%	9.40%	10.10%	9.40%	10.10%	4.90%	4.57%	14.95%	14.35%	19.19%	19.81%	19.26%	19.91%	15.28%	14.95%
STANLIB INSTITUTIONAL PROPERTY FUND	9.02%	9.48%	9.15%	10.10%	9.15%	10.10%	5.56%	4.57%	15.65%	14.35%	20.72%	19.81%	21.24%	20.18%	17.70%	16.35%
STANLIB PROPERTY INCOME FUND	9.17%	9.48%	9.02%	10.10%	9.02%	10.10%	5.28%	4.57%	15.67%	14.35%	20.81%	19.81%	21.44%	20.18%	17.88%	16.50%
<b>0% -74% Listed Property</b>																
FUTUREGROWTH COMMUNITY PROPERTY FUND	0.84%	1.64%	2.36%	3.32%	2.36%	3.32%	17.76%	11.00%	11.78%	9.19%	10.57%	9.40%	10.27%	9.18%	12.77%	9.85%
<b>STATISTICS</b>																
Highest	9.53%		9.87%		9.87%		18.14%		28.04%		28.15%		21.97%		17.88%	
Upper Quartile	9.22%		9.66%		9.66%		9.24%		17.01%		21.68%		21.44%		17.70%	
Median	8.97%		9.10%		9.10%		7.41%		16.24%		20.90%		21.18%		17.43%	
Average	8.38%		8.31%		8.31%		8.72%		16.89%		20.80%		19.89%		16.78%	
Lower Quartile	8.63%		8.21%		8.21%		5.60%		15.66%		20.65%		20.78%		17.21%	
Lowest	0.84%		2.36%		2.36%		4.90%		11.78%		10.57%		10.27%		12.77%	
Range	8.69%		7.51%		7.51%		13.24%		16.25%		17.57%		11.70%		5.11%	
Number of participants	14		14		14		14		13		12		9		9	

\* Reasonable use of the survey may be made for purposes of comment and study provided that full acknowledgement is made to "Alexander Forbes Research & Product Development".

\*\* Please see final page for Disclaimers and Glossary \*\*

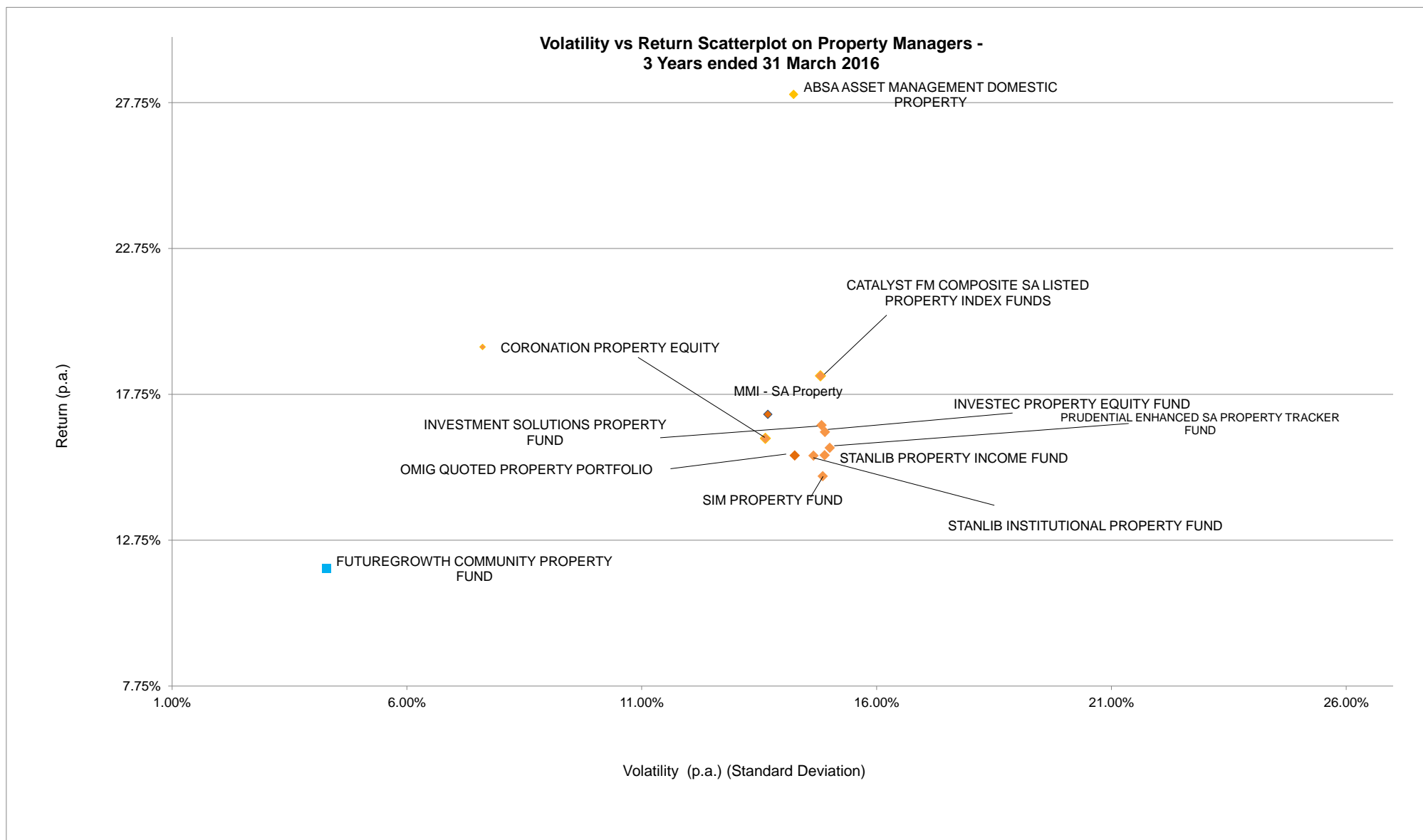
# S.A. PROPERTY MANAGER WATCH™

INVESTMENT DATA TO THE END OF MARCH 2016																		
RISK VS RETURN																		
	Calculated on 3 year performance returns									Calculated on 5 year performance returns								
	3 Year Return	Rank	Volatility (Risk)	Rank	Active Return	Rank	Tracking Error	Information Ratio	Rank	5 Year Return	Rank	Volatility (Risk)	Rank	Active Return	Rank	Tracking Error	Information Ratio	Rank
<b>SPECIALIST PROPERTY</b>																		
75% - 100% Listed Property																		
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	28.04%	1	14.23%	9	13.68%	1	5.11%	2.68	1	28.15%	1	12.63%	9	*	4.40%	*		
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	18.39%	2	14.81%	6	4.21%	2	1.75%	2.41	2	22.11%	2	13.17%	4	2.40%	1	1.57%	1.53	1
CORONATION PROPERTY EQUITY	16.24%	6	13.63%	11	1.89%	6	2.45%	0.77	8	21.54%	3	12.24%	10	1.73%	2	2.20%	0.79	4
INVESTEC PROPERTY EQUITY FUND	16.46%	5	14.90%	2	2.11%	5	2.02%	1.05	4	21.41%	4	13.43%	1	1.59%	3	1.67%	0.95	2
INVESTMENT SOLUTIONS PROPERTY FUND	16.70%	4	14.83%	5	2.34%	4	6.34%	0.37	11	20.98%	5	13.06%	6	1.16%	4	5.32%	0.22	8
MMI - SA Property	17.07%	3	13.68%	10	2.71%	3	3.17%	0.86										
OMIG QUOTED PROPERTY PORTFOLIO	15.66%	9	14.26%	8	1.30%	9	3.07%	0.42	10	20.66%	8	12.87%	8	0.84%	7	2.42%	0.35	7
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	15.92%	7	15.00%	1	1.57%	7	1.12%	1.40	3	20.61%	9	13.30%	2	0.80%	8	1.05%	0.76	5
SIM PROPERTY FUND	14.95%	11	14.85%	4	0.59%	11	1.33%	0.45	9	19.19%	10	12.93%	7	-0.63%	9	1.58%	-0.40	9
STANLIB INSTITUTIONAL PROPERTY FUND	15.65%	10	14.66%	7	1.30%	10	1.62%	0.80	7	20.72%	7	13.10%	5	0.90%	6	1.37%	0.66	6
STANLIB PROPERTY INCOME FUND	15.67%	8	14.89%	3	1.31%	8	1.47%	0.89	5	20.81%	6	13.27%	3	1.00%	5	1.25%	0.80	3
			Lower volatility = higher ranking									Lower volatility = higher ranking						
0% -74% Listed Property																		
FUTUREGROWTH COMMUNITY PROPERTY FUND	11.78%		4.28%		2.59%		5.21%	0.50		10.57%		3.70%		1.17%	4	4.84%	0.24	
<b>STATISTICS</b>																		
Highest	28.04%		15.00%		13.68%		6.34%	2.68		28.15%		13.43%		2.40%		5.32%	1.53	
Upper Quartile	16.79%		14.86%		2.62%		3.65%	1.13		21.47%		13.22%		1.49%		3.41%	0.80	
Median	16.08%		14.73%		2.00%		2.23%	0.83		20.81%		13.06%		1.08%		1.67%	0.71	
Average	16.88%		13.67%		2.97%		2.89%	1.05		20.61%		12.16%		1.10%		2.52%	0.59	
Lower Quartile	15.65%		14.10%		1.31%		1.58%	0.49		20.64%		12.75%		0.86%		1.47%	0.27	
Lowest	11.78%		4.28%		0.59%		1.12%	0.37		10.57%		3.70%		-0.63%		1.05%	-0.40	
Number of participants	12		12		12		12	12		11		11		10		11	10	

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INVESTMENT DATA TO THE END OF MARCH 2016										
	CALENDAR YEARS									
	Calendar Year 2015	Benchmark	Calendar Year 2014	Benchmark	Calendar Year 2013	Benchmark	Calendar Year 2012	Benchmark	Calendar Year 2011	Benchmark
<b>75% -100% Listed Property</b>										
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	30.40%	7.99%	42.30%	26.64%	11.27%	8.39%	35.57%	35.88%	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	15.99%	8.00%	29.26%	26.64%	9.81%	8.39%	35.75%	35.89%	8.08%	8.92%
CORONATION PROPERTY EQUITY	10.11%	7.99%	27.14%	26.64%	12.87%	8.39%	39.07%	35.88%	10.23%	8.92%
INVESTEC PROPERTY EQUITY FUND	14.04%	7.99%	28.43%	26.64%	9.86%	8.39%	38.55%	35.88%	8.23%	8.93%
IS PROPERTY FUND	11.83%	7.99%	29.15%	26.64%	8.42%	8.39%	35.25%	35.88%	9.36%	8.92%
MOMENTUM AM PROPERTY	11.79%	7.99%	26.79%	26.64%	11.01%	8.39%	*	*	*	*
OMIGSQUOTED PROPERTY PORTFOLIO	14.04%	8.00%	28.65%	26.65%	9.69%	8.39%	35.38%	35.89%	8.99%	8.92%
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	10.81%	7.99%	27.11%	26.64%	10.03%	8.39%	34.84%	35.88%	9.74%	8.93%
SIM PROPERTY FUND	7.88%	7.99%	27.53%	26.64%	9.83%	8.39%	32.21%	35.88%	6.97%	8.93%
STANLIB INSTITUTIONAL PROPERTY FUND	9.71%	7.99%	27.99%	26.64%	9.47%	8.39%	36.17%	35.88%	9.76%	8.93%
STANLIB PROPERTY INCOME FUND	9.33%	7.99%	28.55%	26.64%	9.63%	8.39%	36.53%	35.88%	10.00%	8.93%
<b>0% -74% Listed Property</b>										
FUTUREGROWTH COMMUNITY PROPERTY FUND	17.44%	7.98%	9.00%	9.42%	9.00%	9.01%	11.12%	9.71%	5.10%	10.12%
<b>STATISTICS</b>										
Highest	30.40%		29.26%		12.87%		39.07%		10.23%	
Upper Quartile	14.53%		28.77%		10.28%		36.35%		9.76%	
Median	11.81%		28.21%		9.82%		35.57%		9.17%	
Average	13.61%		27.66%		10.07%		33.68%		8.65%	
Lower Quartile	10.01%		27.13%		9.59%		35.05%		8.12%	
Lowest	7.88%		9.00%		8.42%		11.12%		5.10%	
Number of participants	12		12		12		11		10	

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# S.A. PROPERTY MANAGER WATCH™ SURVEY

## EXPLANATORY NOTES

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Quantitative figures are calculated on 3 year performance returns.

Performance should not be judged over a short period of time.

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### General :

Managers are ranked from highest to lowest active return. In some cases rankings may be different due to return differences disguised by the rounding. Rankings are purely for illustrative purposes.

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### Statistical Definitions :

The Median is the value above or below which half the managers fall.

The Upper Quartile is the value above which one quarter of the managers fall.

The Lower Quartile is the value below which one quarter of the managers fall.

### Risk Analysis Definitions :

"Volatility" is the annualised standard deviation of the manager's monthly returns.

"Volatility" is a measure of the variability of the manager's returns.

"Active return" is the return earned by the manager less the return on the benchmark.

"Active Return" is a measure of the value that the manager has added or detracted over the benchmark return.

"Tracking Error" is the annualised standard deviation of the monthly "Active Returns".

"Tracking Error" is a measure of the variability of the manager's returns relative to the benchmark returns.

"Information Ratio" is the "Active Return" divided by the "Tracking Error".

"Information Ratio" is a measure of the value added per unit of risk taken relative to the benchmark.

### GIPS™ - Global Investment Performance Standards

Ethical principles to achieve full disclosure and fair presentation of investment performance  
In South Africa GIPS™ SA requires managers to obtain a verification certificate on compliance