S.A Property Manager Watch™ Survey for the month ending February 2024







		GEN	IERAL INFORM	MATION							
	GIPS™ (Verified/ Compliant)	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
		INVE	STMENT MAN	AGERS	·			<u> </u>			
		75%	-100% Listed P	Property							
Alexander Forbes Investments Property Fund		FTSE/JSE SA Listed Property	Daily	N/A	85%	15%	24 hours	N/A	N/A	1 040	11 March 2024
r norman r oraco miroconno r roporty i ama		Weighted average of SA Listed Property Index and All		1 47.1	0070	1070				6 444	
Catalyst FM Composite SA Listed Property		Property Index (Prior to May 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	95%	5%	24 hours	N/A	11		15 March 2024
Coronation Property Equity	V	FTSE/JSE All Property Index (Prior to August 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	50%	50%	24 hours	N/A	1	815	12 March 2024
M&G Enhanced Index Tracker Property	V	Fund Weighted average of SA Listed Property Index and All Property Index (Prior to October 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	95%	5%	24 hours	N/A	1	608	07 March 2024
Mazi Listed Property Fund		FTSE/JSE SA Listed Property	Daily	N/A				N/A	1	977	14 March 2024
Meago Composite: ALPI		FTSE/JSE All Property Index	Daily	N/A	85%	15%		N/A	8	4 170	13 March 2024
Meago Composite: JSAPY		FTSE/JSE SA Listed Property	Daily	N/A	85%	15%		N/A	16	10 824	13 March 2024
Momentum Investments Diversified Property		FTSE/JSE All Property Index	Daily	Daily	95%	5%	48 hours	N/A	10	1 457	14 March 2024
Momentum Investments Real Growth Property Fund	С	FTSE/JSE All Property Index	Daily	Daily	80%	20%	24 hours	N/A	1	983	14 March 2024
Ninety One Property Unit Trust	V	FTSE/JSE All Property Index (Prior to Oct 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	80%	20%	24 hours	N/A	1	3 596	13 March 2024
OMIG Quoted Property	V	FTSE/JSE All Property Index (Prior to 1 March 2019 the benchmark was FTSE/JSE SA Listed Property)	Daily	N/A	85%	15%	48 hours	N/A	1	2 580	14 March 2024
PortfolioMetrix BCI SA Property Fund		FTSE/JSE SA Listed Property	Daily	N/A				N/A	0	849	13 March 2024
Prescient Property Composite	V	FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	N/A	1	312	12 March 2024
Sesfikile Property Composite		FTSE/JSE All Property Index (Prior to July 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	90%	10%	48 hours	N/A	39	13 336	07 March 2024
SIM Domestic Property	V	FTSE/JSE SA Listed Property	Daily	Daily	75%	25%	48 hours	N/A	10	2 933	07 March 2024
STANLIB MM Property		FTSE/JSE All Property Index (Prior to July 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	N/A	97%	3%	48 hours	N/A	N/A	764	14 March 2024
STANLIB Property Income Fund		FTSE/JSE All Property Index (Prior to Oct 2018 the benchmark was FTSE/JSE SA Listed Property)	Daily	Daily	50%	50%	48 hours	48 hours	1	2 886	13 March 2024
		TOTAL								54 573	
			- 74% Listed P	roperty						U- 010	
Futuregrowth Community Property Fund		CPI + 4%	Annually	Monthly	0%	10%	Up to 3 years	N/A	N/A	7 911	11 March 2024
		TOTAL								62 484	

		E	BEE AND ESG DETAILS AS AT THE END OF FEBRU	ARY 2024			
Manager Alexander Forbes Investments Catalyst Coronation			Empowerment Sharehold	We endorse/are signatories to:			
	Empowerment Rating	Total empowerment Shareholding (%)	Ownership/Partner(s)	Empowerment shareholding composition as a percentage of total empowerment ownership	CRISA (Code for Responsible Investing in South Africa)	PRI (United Nations Principles for Responsible Investing)	
Alexander Forbes Investments	Level 1	51.38%	Flow-through from Alexforbes Group Holdings	100.00%	Yes	Yes	
Catalyst	Level 1	54.91%	BEE Staff Trust Catalyst Fund Managers (Pty) Ltd Other	18.38% 72.52% 9.11%	Yes	Yes	
Coronation	Level 1	31.88%	Black Staff Imvula Non-black staff	36.57% 53.73% 9.69%	Yes	Yes	
Futuregrowth	uregrowth Level 1 52.51%		AIH Ownership Imfundo Educational Trust OMES Black Management Trust OMIG Ownership	40.37% 10.09% 14.30% 35.23%	Yes	Yes	
MandG Investments	Level 1	31.57%	MandG Staff Thesele Group	30.32% 69.68%	Yes	Yes	
Mazi Asset Management	Level 1	98.00%	Mazi Staff	100.00%	Yes	Yes	
Meago Asset Managers	Level 1	100.00%	Employee Share Scheme Meago Holdings (Pty) Ltd	10.00% 90.00%	No	Yes	
Momentum AM	Level 1	52.05%	Coronation Asset Management Shareholder Government Employees Pension Fund Kagiso Tiso Other shareholders Rand Merchant Investment Holdings	20.90% 8.70% 7.40% 36.70% 26.30%	Yes	Yes	
Ninety One	Level 1	29.14%	Ninety One Limited	100.00%	Yes	Yes	
OMIG	Level 1	54.97%	Imfundo Trust Old Mutual Limited OMIG Management	2.10% 86.30% 11.60%	Yes	Yes	
PortfolioMetrix	Non-Compliant	0.00%	None	0.00%	Yes	Yes	
Prescient	Level 1	70.74%	Prescient South Africa (Pty) Ltd	100.00%	Yes	Yes	
1			From Indicates	40.500/			

Evan Jankelowitz

Kundayi Munzara

Mohamed Kalla

Royal Investment Managers (Pty) Ltd

Ukukhula Sibanye en Commandite Partnership
Flow-through from Absa Financial Services Limited

Flow-through from ARC Financial Services Investments (Pty) Ltd

Flow-through from Sanlam Limited

Liberty Group Limited Liberty Holdings Limited

Liberty Group

Sesfikile Capital

SIM

STANLIB

STANLIB Multi Managers

Level 1

Level 1

Level 1

Level 2

53.43%

58.23%

45.49%

22.90%

12.50%

12.50%

12.50%

25.01%

37.49% 12.50%

21.90%

65.60%

2.99%

97.01%

100.00%

Yes

Yes

Yes

Yes

Yes

Yes

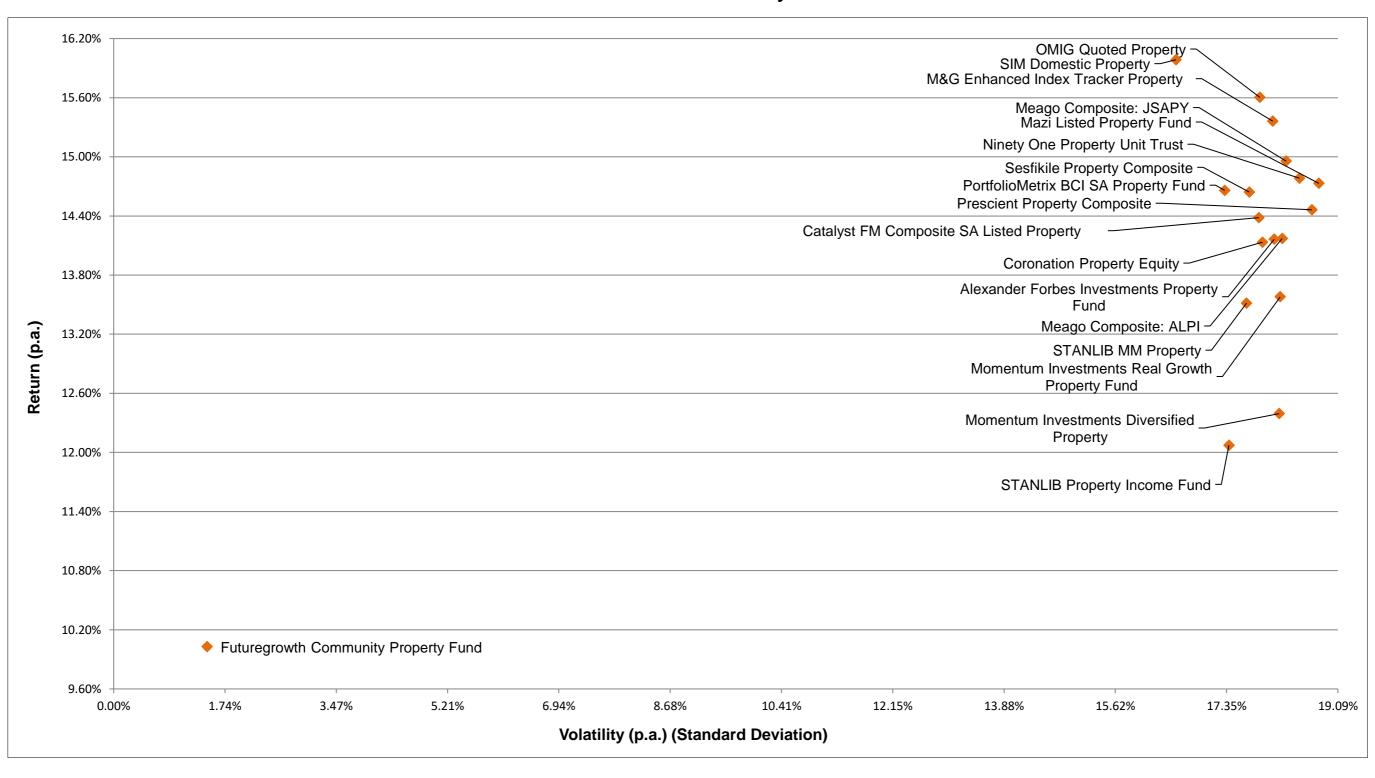
Yes

Yes

					INVEST	MENT DATA TO 1	THE END OF FE	BRUARY 2024								
						PERFOR	MANCE DATA									
	IV	Month		Quarter		Year to Date		1 Year		3 Years (p.a.)		5 Years (p.a.)		7 Years (p.a.)		Years (p.a.)
	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark
						75%-100%	Listed Property	<i>'</i>								
Alexander Forbes Investments Property Fund	0.17%	0.83%	14.12%	15.31%	3.55%	4.92%	16.81%	17.58%	14.16%	14.80%	0.49%	0.62%	-0.50%	-1.21%	5.35%	3.73%
Catalyst FM Composite SA Listed Property	0.20%	-0.27%	14.87%	14.45%	4.67%	4.12%	16.36%	16.36%	14.38%	13.84%	0.70%	-0.23%	-0.33%	-1.90%	5.31%	3.22%
Coronation Property Equity	-0.84%	-0.34%	12.66%	14.39%	3.05%	4.07%	14.95%	16.28%	14.13%	13.77%	-1.17%	-0.51%	-1.37%	-2.25%	3.68%	2.96%
M&G Enhanced Index Tracker Property	0.95%	0.82%	14.76%	15.31%	4.89%	4.92%	17.74%	17.58%	15.36%	14.80%	0.40%	0.39%	-1.66%	-1.42%	3.82%	3.58%
Mazi Listed Property Fund	1.12%	0.83%	14.24%	15.31%	4.77%	4.92%	16.52%	17.58%	14.73%	14.80%	0.44%	0.62%	-0.81%	-1.21%	*	*
Meago Composite: ALPI	-0.51%	-0.34%	14.20%	14.40%	4.14%	4.06%	16.06%	16.28%	14.17%	13.78%	0.78%	-0.49%	*	*	*	*
Meago Composite: JSAPY	0.77%	0.83%	15.28%	15.31%	5.17%	4.92%	17.46%	17.58%	14.96%	14.80%	1.27%	0.62%	-0.46%	-1.21%	4.78%	3.73%
Momentum Investments Diversified Property	0.67%	-0.34%	12.04%	14.39%	2.78%	4.07%	10.99%	16.28%	12.39%	14.01%	-0.65%	0.20%	-1.41%	-1.50%	4.37%	3.51%
Momentum Investments Real Growth Property Fund	-0.29%	-0.34%	13.34%	14.39%	4.10%	4.07%	17.64%	16.28%	13.58%	14.01%	-0.06%	0.20%	-1.19%	-1.50%	3.88%	3.51%
Ninety One Property Unit Trust	-1.24%	-0.34%	12.54%	14.39%	2.44%	4.07%	14.45%	16.28%	14.78%	13.77%	0.59%	-0.51%	-0.63%	-2.30%	4.52%	2.93%
OMIC Quotad Branarty	-0.62%	-0.34%	12.62%	14.39%	3.13%	4.07%	18.45%	16.28%	15.60%	13.77%	2.84%	-0.51%	1.59%	-2.01%	5.95%	3.14%
OMIG Quoted Property PortfolioMetrix BCI SA Property Fund	-0.78%	0.83%	13.69%	15.31%	3.71%	4.07%	16.45%	17.58%	14.66%	13.77%	2.84%	0.62%	1.34%	-2.01% -1.21%	3.95%	3.14%
Prescient Property Composite	0.62%	0.83%	14.93%	15.31%	4.68%	4.92%	16.71%	17.58%	14.66%	14.80%	0.44%	0.62%	-1.31%	-1.21%	*	*
Sesfikile Property Composite	-0.63%	-0.34%	14.95%	14.39%	3.75%	4.92%	16.71%	16.29%	14.64%	13.77%	2.58%	-0.52%	1.65%	-2.37%	6.70%	2.87%
SIM Domestic Property	0.52%	0.83%	15.26%	15.31%	4.79%	4.92%	20.05%	17.58%	15.99%	14.80%	4.13%	0.62%	1.61%	-1.21%	9.17%	3.73%
									10 -101							
STANLIB MM Property	-0.73%	-0.34%	13.42%	14.39%	3.82%	4.07%	15.25%	16.28%	13.51%	13.77%	0.63%	-0.51%	-1.16%	-2.37%	4.35%	2.88%
STANLIB Property Income Fund	-0.17%	-0.34%	12.99%	14.39%	4.07%	4.07%	14.78%	16.28%	12.07%	13.77%	-0.56%	-0.51%	-2.60%	-2.30%	3.26%	2.93%
						0% - 74% L	isted Property									
Futuregrowth Community Property Fund	0.54%	0.41%	3.67%	0.99%	1.62%	0.74%	10.25%	9.33%	10.03%	9.98%	9.24%	9.13%	10.30%	8.86%	12.23%	9.27%
						MARKET	STATISTICS									
FTSE/JSE All Property Index	-0.34%		14.39%		4.07%	WARKET	16.28%		13.77%		-0.51%		*		*	
FTSE/JSE SA Listed Property Index	0.83%		15.31%		4.92%		17.58%		14.80%		0.62%		-1.21%		3.73%	
S&P South Africa Composite Property	0.68%		14.92%		4.64%		16.79%		13.98%		-0.02%		-2.46%		1.06%	
S&P South Africa Composite Property Capped	-0.83%		14.40%		4.12%		15.50%		13.60%		-1.37%		-3.05%		1.47%	
							TICTION									
Highest	1.12%		15.28%		5.17%	STA	20.05%		15.99%		9.24%		10.30%		12.23%	
Upper Quartile	0.60%		14.64%		4.68%		17.30%		14.77%		2.25%		1.34%		5.80%	
Median	0.00%		13.91%		3.94%		16.44%		14.42%		0.61%		-0.63%		4.65%	
Average	-0.01%		13.27%		3.84%		15.96%		14.09%		1.38%		0.18%		5.53%	
Lower Quartile	-0.63%		12.74%		3.24%		15.03%		13.72%		0.41%		-1.31%		4.00%	
Lowest	-1.24%		3.67%		1.62%		10.25%		10.03%		-1.17%		-2.60%		3.26%	
Range	2.36%		11.60%		3.55%		9.79%		5.96%		10.41%		12.90%		8.97%	
Number of Participants	18		18		18		18		18		18		17		14	

					INVES	TMENT DAT	TA TO THE EN	O OF FEBRUAR	Y 2024									
							RISK VS RETU	JRN										
					<u> </u>	Jaiculaleu (on a year perior	rmance returns										
	3 Year Return (p.a.)	Rank	Volatility (Risk)	Rank	Active Return	Rank	Tracking Error	Information Ratio	Rank	5 Year Return (p.a.)	Rank	Volatility (Risk)	Rank	Active Return	Rank	Tracking Error	Information Ratio	Rank
						SP	ECIALIST PRO	PERTY										
							-100% Listed P											
Alexander Forbes Investments Property Fund	14.16%	12	18.09%	10	-0.63%	15	4.92%	-0.13	13	0.49%	10	27.05%	12	-0.13%	12	6.15%	-0.02	12
Catalyst FM Composite SA Listed Property	14.38%	10	17.85%	6	0.55%	6	1.60%	0.34	6	0.70%	7	26.94%	10	0.93%	8	1.84%	0.50	4
Coronation Property Equity	14.13%	13	17.91%	8	0.37%	8	2.17%	0.17	9	-1.17%	17	27.27%	14	-0.65%	16	2.60%	-0.25	16
M&G Enhanced Index Tracker Property	15.36%	3	18.07%	9	0.56%	5	0.89%	0.63	3	0.40%	13	26.56%	9	0.00%	10	1.24%	0.00	10
Mazi Listed Property Fund	14.73%	6	18.79%	17	-0.07%	10	1.31%	-0.05	11	0.44%	11	25.95%	6	-0.18%	13	3.13%	-0.06	13
Meago Composite: ALPI	14.17%	11	18.22%	13	0.39%	7	0.63%	0.62	4	0.78%	6	27.01%	11	1.27%	5	1.13%	1.12	1
Meago Composite: JSAPY	14.96%	4	18.28%	14	0.16%	9	0.61%	0.26	7	1.27%	5	27.29%	16	0.65%	9	1.30%	0.50	5
Momentum Investments Diversified Property	12.39%	16	18.17%	11	-1.61%	16	2.46%	-0.66	16	-0.65%	16	27.29%	15	-0.85%	<u></u>	2.23%	-0.38	17
Momentum Investments Real Growth Property Fund	13.58%	14	18.19%	12	-0.43%	14	2.05%	-0.21	14	-0.06%	14	26.45%	8	-0.26%	15	2.49%	-0.10	14
Ninety One Property Unit Trust	14.78%	5	18.49%	15	1.02%	3	1.50%	0.68	2	0.59%	9	28.61%	17	1.11%	7	3.29%	0.34	9
	45.000	_					/			2.2424								
OMIG Quoted Property	15.60%	2	17.87%	7	1.84%	1	3.39%	0.54	5	2.84%	2	25.15%	4	3.35%	2	4.25%	0.79	3
PortfolioMetrix BCI SA Property Fund	14.66%	7	17.32%	2	-0.14%	11	3.42%	-0.04	10	2.83%	3	24.71%	2	2.21%	4	4.56%	0.48	6
Prescient Property Composite	14.46%	9	18.68%	16	-0.34%	13	1.03%	-0.32	15	0.44%	12	27.15%	13	-0.18%	14	0.86%	-0.21	15
Sesfikile Property Composite	14.64%	8	17.70%	5	0.87%	4	1.19%	0.74	1	2.58%	4	24.35%	1	3.09%	3	3.32%	0.93	7
SIM Domestic Property	15.99%	1	16.56%	1	1.19%	2	6.38%	0.19	8	4.13%	1	25.09%	3	3.51%	1	7.29%	0.48	/
STANLIB MM Property	13.51%	15	17.66%	4	-0.25%	12	2.18%	-0.12	12	0.63%	8	26.31%	7	1.14%	6	2.45%	0.46	8
STANLIB Property Income Fund	12.07%	17	17.38%	3	-1.69%	17	1.60%	-1.06	17	-0.56%	15	25.53%	5	-0.05%	11	2.93%	-0.02	11
			Lower volatility	v – higher								Lower volatility	v – higher					
			rankin	_								rankir						
						0%	- 74% Listed P	roperty		·								
Futuregrowth Community Property Fund	10.03%		1.46%		0.05%		2.20%	0.02		9.24%	*	1.30%	*	0.11%	*	1.91%	0.06	*
							STATISTICS											
Highest	15.99%		18.79%		1.84%		6.38%	0.74		9.24%		28.61%		3.51%		7.29%	1.12	
Upper Quartile	14.77%		18.21%		0.56%		2.39%	0.49		2.25%		27.13%		1.24%		3.32%	0.49	
Median	14.42%		17.99%		0.10%		1.82%	0.10		0.61%		26.51%		0.38%		2.54%	0.20	
Average	14.09%		17.04%		0.10%		2.20%	0.09		1.38%		25.00%		0.84%		2.94%	0.26	
Lower Quartile	13.72%		17.67%		-0.31%		1.22%	-0.13		0.41%		25.25%		-0.17%		1.86%	-0.05	
Lowest	10.03%		1.46%		-1.69%		0.61%	-1.06		-1.17%		1.30%		-0.85%		0.86%	-0.38	
Number of participants	18		18		18		18	18		18		18		18		18	18	

Volatility vs Return Scatterplot on Property Managers 3 Years ended 29 February 2024



			INVESTMENT D	ATA TO THE END (OF FEBRUARY 2024					
				CALENDAR YEAR	RS					
	Calendar Year 2023	Benchmark	Calendar Year 2022	Benchmark	Calendar Year 2021	Benchmark	Calendar Year 2020	Benchmark	Calendar Year 2019	Benchmark
			75	5%-100% Listed Pro	pperty					
Alexander Forbes Investments Property Fund	10.45%	10.15%	-0.96%	0.49%	38.26%	36.94%	-34.10%	-34.49%	4.43%	1.92%
Catalyst FM Composite SA Listed Property	9.64%	10.67%	-0.69%	-1.75%	39.63%	38.24%	-33.56%	-35.15%	1.23%	0.40%
Coronation Property Equity	11.55%	10.70%	-2.48%	-1.90%	37.42%	38.63%	-36.72%	-35.53%	0.53%	-0.40%
M&G Enhanced Index Tracker Property	10.30%	10.15%	0.55%	0.49%	38.34%	36.94%	-35.55%	-34.98%	0.86%	1.60%
Mazi Listed Property Fund	9.63%	10.15%	1.21%	0.49%	35.67%	36.94%	-32.89%	-34.49%	-0.80%	1.92%
Meago Composite: ALPI	10.59%	10.70%	-2.22%	-1.82%	41.61%	38.57%	-33.63%	-35.52%	1.22%	-0.32%
Meago Composite: JSAPY	9.84%	10.15%	-0.25%	0.49%	39.19%	36.94%	-34.12%	-34.49%	3.73%	1.92%
Momentum Investments Diversified Property	6.74%	10.70%	-1.45%	-1.90%	38.56%	37.83%	-34.64%	-34.49%	2.03%	1.92%
Momentum Investments Real Growth Property Fund	11.41%	10.70%	-3.45%	-1.90%	37.45%	37.83%	-34.58%	-34.49%	2.09%	1.92%
Ninety One Property Unit Trust	11.83%	10.70%	-0.48%	-1.90%	42.83%	38.63%	-35.22%	-35.53%	1.01%	-0.40%
OMIG Quoted Property	13.25%	10.70%	-1.76%	-1.90%	40.87%	38.63%	-28.23%	-35.53%	2.86%	-0.66%
PortfolioMetrix BCI SA Property Fund	12.37%	10.15%	-1.91%	0.49%	39.27%	36.94%	-27.57%	-34.49%	2.91%	1.92%
Prescient Property Composite	9.62%	10.15%	0.70%	0.49%	36.55%	36.94%	-34.62%	-34.49%	1.98%	1.92%
Sesfikile Property Composite	11.68%	10.71%	-1.33%	-1.91%	39.63%	38.65%	-29.18%	-35.54%	3.94%	-0.39%
SIM Domestic Property	15.97%	10.15%	-2.52%	0.49%	38.81%	36.94%	-25.90%	-34.49%	2.81%	1.92%
STANLIB MM Property	10.25%	10.70%	-1.71%	-1.90%	37.20%	38.63%	-32.21%	-35.53%	2.05%	-0.40%
STANLIB Property Income Fund	8.70%	10.70%	-2.95%	-1.90%	33.99%	38.63%	-33.60%	-35.53%	2.26%	-0.40%
			0	% - 74% Listed Pro	nerty					
Futuregrowth Community Property Fund	9.68%	9.53%	9.99%	11.41%	10.64%	9.47%	6.37%	7.09%	9.42%	7.75%
	45.550			STATISTICS						
Highest	15.97%		9.99%		42.83%		6.37%		9.42%	
Upper Quartile	11.65%		-0.31%		39.54%		-29.94%		2.90%	
Median	10.38%		-1.39%		38.45%		-33.61%		2.07%	
Average	10.75%		-0.65%		37.00%		-30.55%		2.48%	
Lower Quartile	9.65%		-2.14%		37.25%		-34.61%		1.22%	
Lowest Name of Postinia and	6.74%		-3.45%		10.64%		-36.72%		-0.80%	
Number of Participants	18		18		18		18		18	

EXPLANATORY NOTES

General Disclaimers:

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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.

Performance Statistics:

Reasonable use of the survey may be made for purposes of comment and study provided that full acknowledgement is made to "Alexforbes".

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.

Median Compounded: The longer term median returns reflected are calculated by compounding the monthly median returns over the various periods.

While all possible care is taken in the compilation of the survey, reliance is placed on information received from investment managers.

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.

"Return to Risk" is the return divided by the "Volatility".

"Return to Risk" is a measure of the return earned per unit of risk taken.

"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™ - Status:

C - Indication that manager is compliant but not verified

V - Indication that manager is verified

More information can be obtained from http://www.gipsstandards.org/