

S.A Property Manager Watch™ Survey for the month ending June 2026



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S.A. PROPERTY MANAGER WATCH™ SURVEY

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BEE AND ESG DETAILS AS AT THE END OF JUNE 2026

Manager	Empowerment Rating	Total empowerment Shareholding (%)	Empowerment Shareholding		We endorse CRISA	We endorse PRI	We are signatories to PRI
			Ownership/Partner(s)	Empowerment shareholding composition as a percentage of total empowerment ownership			
Alexander Forbes Investments	Level 1	51.38%	Flow-through from Alexforbes Group Holdings	100.00%	Yes	Yes	Yes
All Weather Capital	Level 1	65.40%	All Weather Sharescheme Zava Financial Services	22.94% 77.06%	Yes	Yes	Yes
Catalyst	Level 1	56.79%	BEE Staff Trust Catalyst Fund Managers (Pty) Ltd Other	15.15% 74.07% 10.78%	Yes	Yes	Yes
Coronation	Level 1	51.11%	Black Staff Ho Jala Imbewu Imvula Non-black staff	18.74% 8.86% 37.37% 29.19% 5.83%	Yes	Yes	Yes
Futuregrowth	Level 1	68.16%	AIH Asset Management (Pty) Ltd Futuregrowth Staff SPV (Pty) Ltd Imfundo SPV Holdings (Pty) Ltd Old Mutual Investments Holdings (Pty) Ltd	34.97% 3.35% 8.74% 52.94%	Yes	Yes	Yes
M&G Investments	Level 1	33.34%	M&G Staff Thesele Group	34.60% 65.40%	Yes	Yes	Yes
Mazi Asset Management	Level 1	98.00%	Mazi Staff	100.00%	Yes	Yes	Yes
Meago Asset Managers	Level 1	100.00%	Employee Share Scheme Meago Holdings (Pty) Ltd	10.00% 90.00%	No	Yes	Yes
Momentum AM	Level 1	27.59%	Momentum Group Limited	100.00%	Yes	Yes	Yes
Ninety One	Level 1	72.02%	Flow-through Ninety One Limited	100.00%	Yes	Yes	Yes
OMIG	Level 1	64.15%	Imfundo Trust Old Mutual Limited OMIG Management	2.10% 86.30% 11.60%	Yes	Yes	Yes
PortfolioMetrix	Non-Compliant	0.00%	None	0.00%	Yes	Yes	Yes
Prescient	Level 1	64.86%	Prescient Holdings (Pty) Ltd	100.00%	Yes	Yes	Yes
Sesfikile Capital	Level 1	53.05%	Evan Jankelowitz Mohamed Hyder Kalla Mohamed Hyder Kalla and Vumbunu Dust Capital (Pty) Ltd Royal Investment Managers (Pty) Ltd Ukukhula Sibanye en Commandite Partnership Vumbunu Dust Capital (Pty) Ltd	13.21% 13.73% 0.01% 25.03% 34.29% 13.73%	Yes	Yes	No
SIM	Level 1	72.02%	Flow-through Ninety One Limited	100.00%	Yes	Yes	Yes
STANLIB	Level 1	32.75%	Liberty Holdings Limited	100.00%	Yes	Yes	Yes
STANLIB Multi Managers	Level 2	22.90%	Liberty Group	100.00%	Yes	Yes	Yes
Terebinth Capital	Level 1	60.25%	Terebinth Capital Staff	100.00%	Yes	Yes	Yes

S.A. PROPERTY MANAGER WATCH™ SURVEY

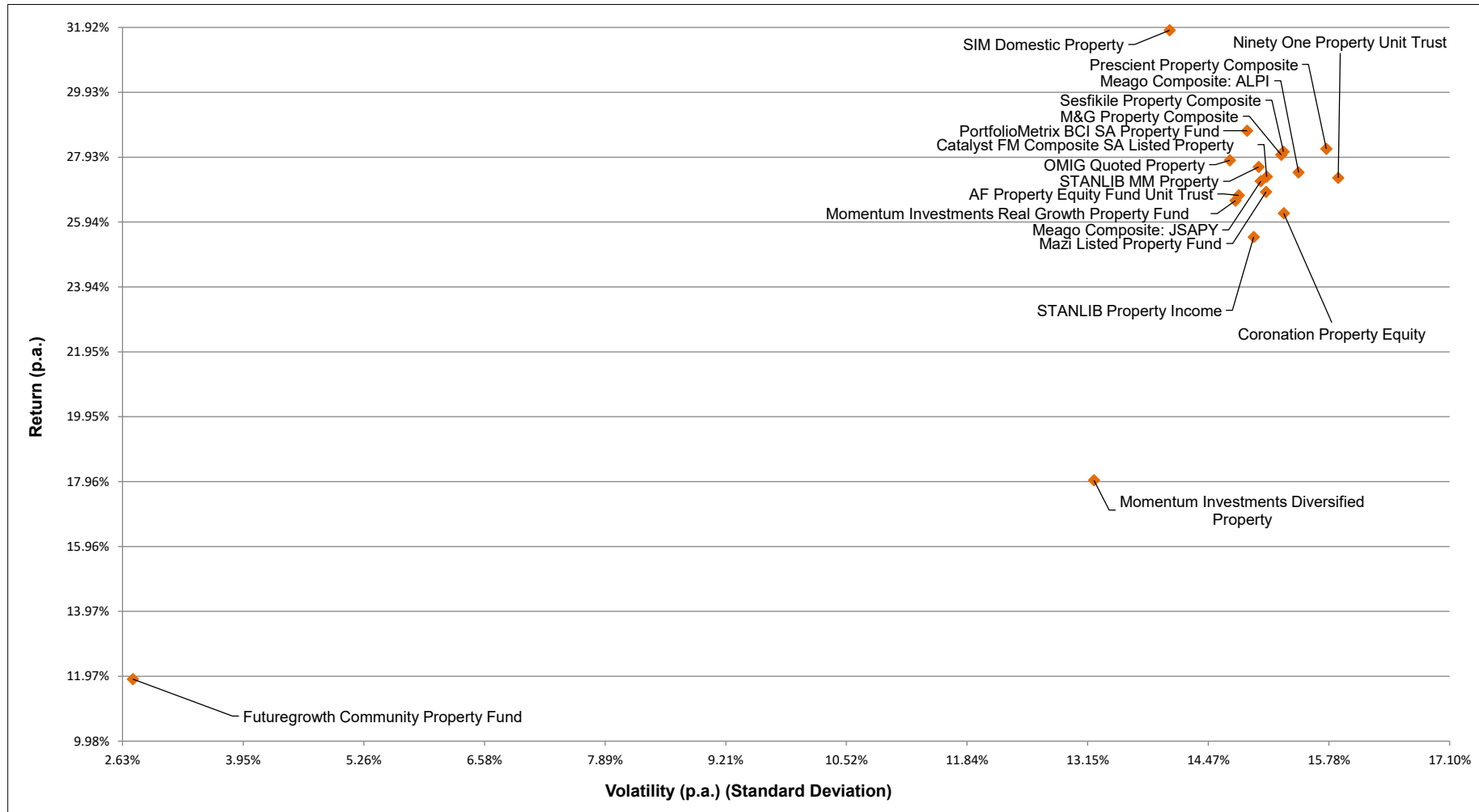
INVESTMENT DATA TO THE END OF JUNE 2026																
PERFORMANCE DATA																
	Month		Quarter		Year to Date		1 Year		3 Years (p.a.)		5 Years (p.a.)		7 Years (p.a.)		10 Years (p.a.)	
	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark	Portfolio	Benchmark
75%-100% Listed Property																
AF Property Equity Fund Unit Trust	3.72%	3.74%	10.13%	10.03%	4.91%	4.61%	29.81%	29.72%	26.76%	26.62%	17.41%	17.48%	8.13%	7.70%	5.57%	4.61%
All Weather BCI Property Fund	3.06%	3.78%	11.05%	10.47%	4.63%	4.59%	31.01%	28.75%	*	*	*	*	*	*	*	*
Catalyst FM Composite SA Listed Property	4.00%	3.78%	10.65%	10.44%	5.30%	4.60%	29.77%	28.79%	27.33%	26.79%	18.00%	17.27%	8.58%	7.58%	5.66%	4.22%
Coronation Property Equity	3.75%	3.78%	10.40%	10.47%	5.17%	4.59%	30.49%	28.75%	26.20%	26.87%	17.25%	17.32%	7.25%	7.58%	4.90%	3.99%
M&G Property Composite	3.95%	3.78%	10.80%	10.47%	5.40%	4.59%	30.14%	28.75%	28.00%	26.87%	*	*	*	*	*	*
Mazi Listed Property Fund	3.87%	3.78%	10.33%	10.47%	5.16%	4.59%	30.02%	28.75%	26.86%	26.94%	17.61%	17.66%	8.01%	7.82%	4.94%	4.69%
Meago Composite: ALPI	3.68%	3.78%	10.27%	10.47%	4.84%	4.59%	29.84%	28.75%	27.46%	26.87%	17.75%	17.33%	8.67%	7.60%	*	*
Meago Composite: JSAPY	3.74%	3.74%	9.93%	10.03%	4.61%	4.61%	29.76%	29.72%	27.19%	26.62%	17.80%	17.48%	8.20%	7.70%	5.31%	4.61%
Momentum Investments Diversified Property	3.72%	3.78%	9.10%	10.47%	6.63%	4.59%	20.07%	28.75%	18.00%	26.87%	12.44%	17.34%	4.48%	7.61%	2.90%	4.54%
Momentum Investments Real Growth Property Fund	3.60%	3.78%	9.98%	10.47%	4.64%	4.59%	28.85%	28.75%	26.59%	26.87%	17.08%	17.34%	7.44%	7.61%	4.68%	4.54%
Ninety One Property Unit Trust	4.18%	3.78%	11.04%	10.47%	5.23%	4.59%	31.16%	28.75%	27.29%	26.87%	18.21%	17.32%	9.06%	7.58%	5.42%	3.95%
OMIG Quoted Property	3.47%	3.78%	9.55%	10.47%	4.65%	4.59%	30.10%	28.75%	27.83%	26.87%	18.40%	17.32%	10.26%	7.58%	6.98%	4.17%
PortfolioMetrix BCI SA Property Fund	3.37%	3.74%	10.86%	10.03%	5.40%	4.61%	31.76%	29.72%	28.74%	26.62%	18.61%	17.48%	10.61%	7.70%	7.25%	4.61%
Prescient Property Composite	3.66%	3.74%	10.72%	10.03%	4.42%	4.61%	31.35%	29.72%	28.18%	26.62%	18.20%	17.48%	8.14%	7.70%	4.92%	4.61%
Sesfikile Property Composite	3.65%	3.78%	10.15%	10.47%	5.14%	4.59%	30.69%	28.75%	28.09%	26.87%	18.54%	17.32%	10.15%	7.58%	7.29%	3.90%
SIM Domestic Property	4.28%	3.74%	10.83%	10.03%	6.45%	4.61%	35.00%	29.72%	31.83%	26.62%	20.39%	17.48%	12.38%	7.70%	8.12%	4.61%
STANLIB MM Property	3.71%	3.78%	11.29%	10.47%	5.31%	4.59%	30.79%	28.75%	27.63%	26.87%	17.81%	17.32%	8.74%	7.58%	5.30%	3.90%
STANLIB Property Income	3.76%	3.78%	10.20%	10.47%	4.63%	4.59%	28.83%	28.75%	25.48%	26.87%	16.03%	17.32%	6.89%	7.58%	3.77%	3.95%
Terebinth Listed Property Composite	3.30%	3.78%	10.90%	10.47%	4.95%	4.59%	28.54%	28.75%	*	*	*	*	*	*	*	*
0% - 74% Listed Property																
Futuregrowth Community Property Fund	1.34%	0.99%	2.65%	3.41%	4.96%	5.24%	13.22%	8.69%	11.88%	8.33%	10.82%	9.26%	10.15%	8.83%	12.06%	8.87%
MARKET STATISTICS																
FTSE/JSE All Property Index	3.78%		10.47%		4.59%		28.75%		26.87%		17.32%		7.58%		*	
FTSE/JSE SA Listed Property Index	3.74%		10.03%		4.61%		29.72%		26.62%		17.48%		7.70%		4.61%	
S&P South Africa Composite Property	3.80%		10.94%		5.40%		30.38%		26.92%		17.40%		6.71%		2.36%	
S&P South Africa Composite Property Capped	3.76%		11.19%		5.35%		30.35%		28.13%		18.02%		6.68%		2.63%	
STATISTICS																
Highest	4.28%		11.29%		6.63%		35.00%		31.83%		20.39%		12.38%		12.06%	
Upper Quartile	3.79%		10.84%		5.31%		30.85%		27.96%		18.21%		10.15%		7.04%	
Median	3.72%		10.36%		5.05%		30.06%		27.31%		17.80%		8.58%		5.36%	
Average	3.59%		10.04%		5.12%		29.06%		26.19%		17.20%		8.66%		5.94%	
Lower Quartile	3.57%		10.10%		4.65%		29.54%		26.63%		17.25%		8.01%		4.91%	
Lowest	1.34%		2.65%		4.42%		13.22%		11.88%		10.82%		4.48%		2.90%	
Range	2.94%		8.64%		2.21%		21.78%		19.95%		9.57%		7.90%		9.15%	
Number of Participants	20		20		20		20		18		17		17		16	

S.A. PROPERTY MANAGER WATCH™ SURVEY

INVESTMENT DATA TO THE END OF JUNE 2026																		
RISK VS RETURN																		
Calculated on 3 year performance 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
SPECIALIST PROPERTY																		
75%-100% Listed Property																		
AF Property Equity Fund Unit Trust	26.76%	13	14.80%	5	0.14%	12	0.73%	0.19	12	17.41%	12	16.06%	5	-0.07%	12	0.93%	-0.07	13
Catalyst FM Composite SA Listed Property	27.33%	9	15.10%	11	0.54%	10	1.38%	0.39	10	18.00%	7	16.34%	8	0.73%	6	1.52%	0.48	7
Coronation Property Equity	26.20%	15	15.29%	14	-0.67%	15	1.49%	-0.45	15	17.25%	13	16.58%	12	-0.07%	13	1.53%	-0.04	12
M&G Property Composite	28.00%	5	15.26%	12	1.13%	5	1.95%	0.58	7	*	*	*	*	*	*	*	*	*
Mazi Listed Property Fund	26.86%	12	15.09%	10	-0.07%	13	1.00%	-0.07	13	17.61%	11	16.85%	14	-0.04%	11	1.12%	-0.04	11
Meago Composite: ALPI	27.46%	8	15.45%	15	0.59%	8	0.60%	0.98	5	17.75%	10	16.69%	13	0.42%	9	0.56%	0.75	2
Meago Composite: JSAPY	27.19%	11	15.04%	9	0.57%	9	0.55%	1.05	4	17.80%	9	16.49%	11	0.32%	10	0.52%	0.62	5
Momentum Investments Diversified Property	18.00%	17	13.22%	1	-8.88%	17	5.41%	-1.64	17	12.44%	16	15.24%	1	-4.89%	16	4.39%	-1.12	16
Momentum Investments Real Growth Property Fund	26.59%	14	14.76%	4	-0.28%	14	1.94%	-0.14	14	17.08%	14	16.32%	7	-0.26%	14	1.93%	-0.13	14
Ninety One Property Unit Trust	27.29%	10	15.88%	17	0.42%	11	1.27%	0.33	11	18.21%	5	16.97%	15	0.89%	5	1.30%	0.68	3
OMIG Quoted Property	27.83%	6	14.70%	3	0.96%	6	2.46%	0.39	9	18.40%	4	15.96%	3	1.08%	4	2.82%	0.38	9
PortfolioMetrix BCI SA Property Fund	28.74%	2	14.89%	6	2.13%	2	2.34%	0.91	6	18.61%	2	16.22%	6	1.13%	3	2.50%	0.45	8
Prescient Property Composite	28.18%	3	15.75%	16	1.57%	3	1.18%	1.33	3	18.20%	6	17.15%	16	0.72%	7	1.21%	0.59	6
Sesfikile Property Composite	28.09%	4	15.28%	13	1.22%	4	0.90%	1.35	2	18.54%	3	16.44%	10	1.22%	2	0.86%	1.42	1
SIM Domestic Property	31.83%	1	14.04%	2	5.21%	1	3.51%	1.49	1	20.39%	1	15.35%	2	2.91%	1	4.54%	0.64	4
STANLIB MM Property	27.63%	7	15.01%	8	0.76%	7	1.79%	0.42	8	17.81%	8	16.39%	9	0.50%	8	1.94%	0.25	10
STANLIB Property Income	25.48%	16	14.96%	7	-1.39%	16	1.33%	-1.05	16	16.03%	15	16.03%	4	-1.29%	15	1.35%	-0.96	15
			Lower volatility = higher ranking									Lower volatility = higher ranking						
0% - 74% Listed Property																		
Futuregrowth Community Property Fund	11.88%		2.74%		3.55%		3.34%	1.06		10.82%		2.27%		1.56%		2.91%	0.53	
STATISTICS																		
Highest	31.83%		15.88%		5.21%		5.41%	1.49		20.39%		17.15%		2.91%		4.54%	1.42	
Upper Quartile	27.96%		15.28%		1.20%		2.24%	1.03		18.21%		16.58%		1.08%		2.50%	0.62	
Median	27.31%		15.02%		0.58%		1.43%	0.41		17.80%		16.34%		0.50%		1.52%	0.45	
Average	26.19%		14.29%		0.42%		1.84%	0.40		17.20%		15.49%		0.28%		1.88%	0.26	
Lower Quartile	26.63%		14.77%		-0.02%		1.05%	-0.01		17.25%		16.03%		-0.07%		1.12%	-0.04	
Lowest	11.88%		2.74%		-8.88%		0.55%	-1.64		10.82%		2.27%		-4.89%		0.52%	-1.12	
Number of participants	18		18		18		18	18		17		17		17		17	17	

S.A. PROPERTY MANAGER WATCH™ SURVEY

Volatility vs Return Scatterplot on Property Managers
3 Years ended 30 June 2026



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INVESTMENT DATA TO THE END OF JUNE 2026										
CALENDAR YEARS										
	Calendar Year 2025	Benchmark	Calendar Year 2024	Benchmark	Calendar Year 2023	Benchmark	Calendar Year 2022	Benchmark	Calendar Year 2021	Benchmark
75%-100% Listed Property										
AF Property Equity Fund Unit Trust	30.11%	30.56%	30.34%	28.96%	9.95%	10.15%	-0.74%	0.49%	36.99%	36.94%
All Weather BCI Property Fund	33.79%	30.56%	*	*	*	*	*	*	*	*
Catalyst FM Composite SA Listed Property	29.89%	30.69%	32.33%	29.42%	9.64%	10.67%	-0.69%	-1.75%	39.63%	38.24%
Coronation Property Equity	30.83%	30.56%	28.85%	29.82%	11.55%	10.70%	-2.48%	-1.90%	37.42%	38.63%
M&G Property Composite	30.82%	30.56%	32.04%	29.82%	*	*	*	*	*	*
Mazi Listed Property Fund	32.06%	31.58%	28.68%	28.96%	9.63%	10.15%	1.21%	0.49%	35.67%	36.94%
Meago Composite: ALPI	31.87%	30.56%	30.57%	29.82%	10.59%	10.70%	-2.22%	-1.82%	41.61%	38.57%
Meago Composite: JSAPY	31.51%	30.56%	30.40%	28.96%	9.84%	10.15%	-0.25%	0.49%	39.19%	36.94%
Momentum Investments Diversified Property	15.59%	30.56%	19.97%	29.82%	6.74%	10.70%	-1.45%	-1.90%	38.56%	37.83%
Momentum Investments Real Growth Property Fund	32.26%	30.56%	26.99%	29.82%	11.41%	10.70%	-2.59%	-1.90%	37.45%	37.83%
Ninety One Property Unit Trust	32.48%	30.56%	28.43%	29.82%	11.83%	10.70%	-0.48%	-1.90%	42.83%	38.63%
OMIG Quoted Property	33.69%	30.56%	26.42%	29.82%	13.25%	10.70%	-1.76%	-1.90%	40.87%	38.63%
PortfolioMetrix BCI SA Property Fund	33.35%	30.56%	31.75%	28.96%	12.37%	10.15%	-1.91%	0.49%	39.27%	36.94%
Prescient Property Composite	33.74%	30.56%	30.67%	28.96%	9.62%	10.15%	0.70%	0.49%	36.55%	36.94%
Sesfikile Property Composite	32.31%	30.56%	31.46%	29.82%	11.68%	10.71%	-1.33%	-1.91%	39.63%	38.65%
SIM Domestic Property	38.24%	30.56%	33.97%	28.96%	15.97%	10.15%	-2.52%	0.49%	38.81%	36.94%
STANLIB MM Property	31.28%	30.56%	31.29%	29.82%	10.25%	10.70%	-1.71%	-1.90%	37.20%	38.63%
STANLIB Property Income	30.74%	30.56%	26.89%	29.82%	8.70%	10.70%	-2.95%	-1.90%	33.99%	38.63%
Terebinth Listed Property Composite	28.45%	30.56%	*	*	*	*	*	*	*	*
0% - 74% Listed Property										
Futuregrowth Community Property Fund	14.14%	7.63%	11.07%	7.05%	9.56%	9.75%	9.99%	11.70%	10.64%	9.68%
STATISTICS										
Highest	38.24%		33.97%		15.97%		9.99%		42.83%	
Upper Quartile	32.70%		31.42%		11.68%		-0.48%		39.63%	
Median	31.69%		30.37%		10.25%		-1.45%		38.56%	
Average	30.36%		28.45%		10.74%		-0.66%		36.84%	
Lower Quartile	30.58%		27.35%		9.63%		-2.22%		36.99%	
Lowest	14.14%		11.07%		6.74%		-2.95%		10.64%	
Number of Participants	20		18		17		17		17	

S.A. PROPERTY MANAGER WATCH™ SURVEY

EXPLANATORY NOTES

General Disclaimers :

The information contained herein is supplied on an "as is" basis and has not been compiled to meet any third party's individual requirements. It is the responsibility of any third party to satisfy himself or herself, prior to relying on this information that the content meets the third party's individual requirements.

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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.

In an attempt to standardise the reporting of CPI returns, all portfolios in the survey using CPI as a benchmark/target will be linked to the Survey Team CPI returns, based on the latest Statistics SA data (lagged by one month).

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/>