



## S.A. Property Manager Watch™ Survey for the month ending May 2015

Research & Product Development  
FINANCIAL SERVICES

  
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Securing your financial well-being

# S.A. PROPERTY MANAGER WATCH™ SURVEY

GENERAL INFORMATION											
	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 (Rm)	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	967	04 June 2015
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS		FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	14	9 227	05 June 2015
CORONATION PROPERTY EQUITY	V	FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	24 hours	n/a	n/a	2 770	12 June 2015
INVESTEC PROPERTY EQUITY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	80%	20%	24 hours	n/a	n/a	5 884	12 June 2015
IS PROPERTY FUND		FTSE/JSE SA Listed Property	Daily	n/a	85%	15%	24 hours	n/a	n/a	426	16 June 2015
MOMENTUM AM PROPERTY		FTSE/JSE SA Listed Property	Daily	Daily	80%	20%	24 hours	n/a	1	953	12 June 2015
MOMENTUM MOM PROPERTY PORTFOLIO		FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	48 hours	n/a	n/a	2 637	12 June 2015
OMIG QUOTED PROPERTY PORTFOLIO	V	FTSE/JSE SA Listed Property	Daily	n/a	85%	15%	48 hours	n/a	1	5 732	11 June 2015
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	2	5 653	04 June 2015
SESEKILE PROPERTY COMPOSITE		FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	48 hours	n/a	32	11 852	10 June 2015
SIM PROPERTY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	24 hours	n/a	1	5 405	04 June 2015
STANLIB INSTITUTIONAL PROPERTY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	48 hours	48 hours	1	4 685	12 June 2015
STANLIB PROPERTY INCOME FUND		FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	48 hours	48 hours	1	7 148	12 June 2015
	V	<b>TOTAL</b>								63 339	
<b>0% -74% Listed Property</b>											
FUTUREGROWTH COMMUNITY PROPERTY FUND		CPI + 4%	Annually	Monthly	0%	10%	Up to 3 years	n/a	n/a	3 293	12 June 2015
		<b>TOTAL</b>								129 971	

\* 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 MAY 2015

	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>																
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	-3.91%	-5.93%	-0.64%	-3.41%	15.95%	7.00%	55.67%	31.73%	30.90%	21.43%	*	*	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUND	-5.52%	-5.93%	-1.78%	-3.41%	9.33%	7.00%	35.76%	31.73%	23.65%	21.44%	21.90%	20.83%	22.46%	21.54%	21.42%	20.71%
CORONATION PROPERTY EQUITY	-4.67%	-5.93%	-1.47%	-3.41%	7.92%	7.00%	32.17%	31.73%	24.11%	21.43%	22.81%	20.83%	22.93%	20.90%	20.74%	19.46%
INVESTEC PROPERTY EQUITY FUND	-5.09%	-5.93%	-1.99%	-3.41%	8.27%	7.00%	34.76%	31.73%	23.44%	21.43%	22.17%	20.83%	21.98%	21.54%	22.43%	20.71%
IS PROPERTY FUND	-4.70%	-5.93%	-1.40%	-3.41%	8.05%	7.00%	33.18%	31.73%	22.89%	21.43%	21.48%	20.83%	22.12%	21.54%	21.34%	20.71%
MOMENTUM AM PROPERTY	-5.53%	-5.93%	-2.92%	-3.41%	6.81%	7.00%	30.48%	31.73%	*	*	*	*	*	*	*	*
MOMENTUM MOM PROPERTY PORTFOLIO	-5.13%	-5.93%	-2.36%	-3.41%	8.21%	7.00%	34.93%	31.73%	*	*	*	*	*	*	*	*
OMIG QUOTED PROPERTY PORTFOLIO	-4.82%	-5.93%	-1.66%	-3.41%	8.98%	7.00%	33.20%	31.73%	23.09%	21.44%	21.88%	20.83%	*	*	*	*
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	-5.64%	-5.93%	-2.90%	-3.41%	7.43%	7.00%	32.61%	31.73%	22.21%	21.43%	21.51%	20.83%	22.37%	21.54%	*	*
SESEKILE PROPERTY COMPOSITE	-5.06%	-5.93%	-1.87%	-3.40%	8.85%	7.00%	35.81%	31.74%	24.37%	21.43%	*	*	*	*	*	*
SIM PROPERTY FUND	-5.39%	-5.93%	-3.17%	-3.41%	6.68%	7.00%	31.73%	31.73%	21.47%	21.43%	19.92%	20.83%	19.17%	19.09%	19.07%	18.50%
STANLIB INSTITUTIONAL PROPERTY FUND	-5.00%	-5.93%	-2.02%	-3.41%	8.43%	7.00%	34.34%	31.73%	22.74%	21.43%	22.03%	20.83%	22.95%	21.54%	21.84%	20.71%
STANLIB PROPERTY INCOME FUND	-5.02%	-5.93%	-2.06%	-3.41%	8.18%	7.00%	34.71%	31.73%	22.94%	21.43%	22.20%	20.83%	23.48%	21.54%	22.35%	20.82%
<b>0% -74% Listed Property</b>																
FUTUREGROWTH COMMUNITY PROPERTY FUND	2.07%	0.24%	3.43%	5.47%	4.86%	7.89%	10.71%	12.39%	10.64%	10.75%	9.56%	10.06%	9.22%	10.52%	13.02%	10.21%
<b>STATISTICS</b>																
Highest	2.07%		3.43%		15.95%		55.67%		30.90%		22.81%		23.48%		22.43%	
Upper Quartile	-4.73%		-1.52%		8.75%		34.89%		23.76%		22.14%		22.93%		21.97%	
Median	-5.04%		-1.93%		8.19%		33.77%		23.02%		21.89%		22.37%		21.38%	
Average	-4.53%		-1.63%		8.43%		33.58%		22.70%		20.55%		20.74%		20.28%	
Lower Quartile	-5.32%		-2.28%		7.55%		32.28%		22.61%		21.49%		21.98%		20.32%	
Lowest	-5.64%		-3.17%		4.86%		10.71%		10.64%		9.56%		9.22%		13.02%	
Range	7.71%		6.60%		11.09%		44.96%		20.25%		13.25%		14.26%		9.41%	
Number of participants	14		14		14		14		12		10		9		8	

\* 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 \*\*

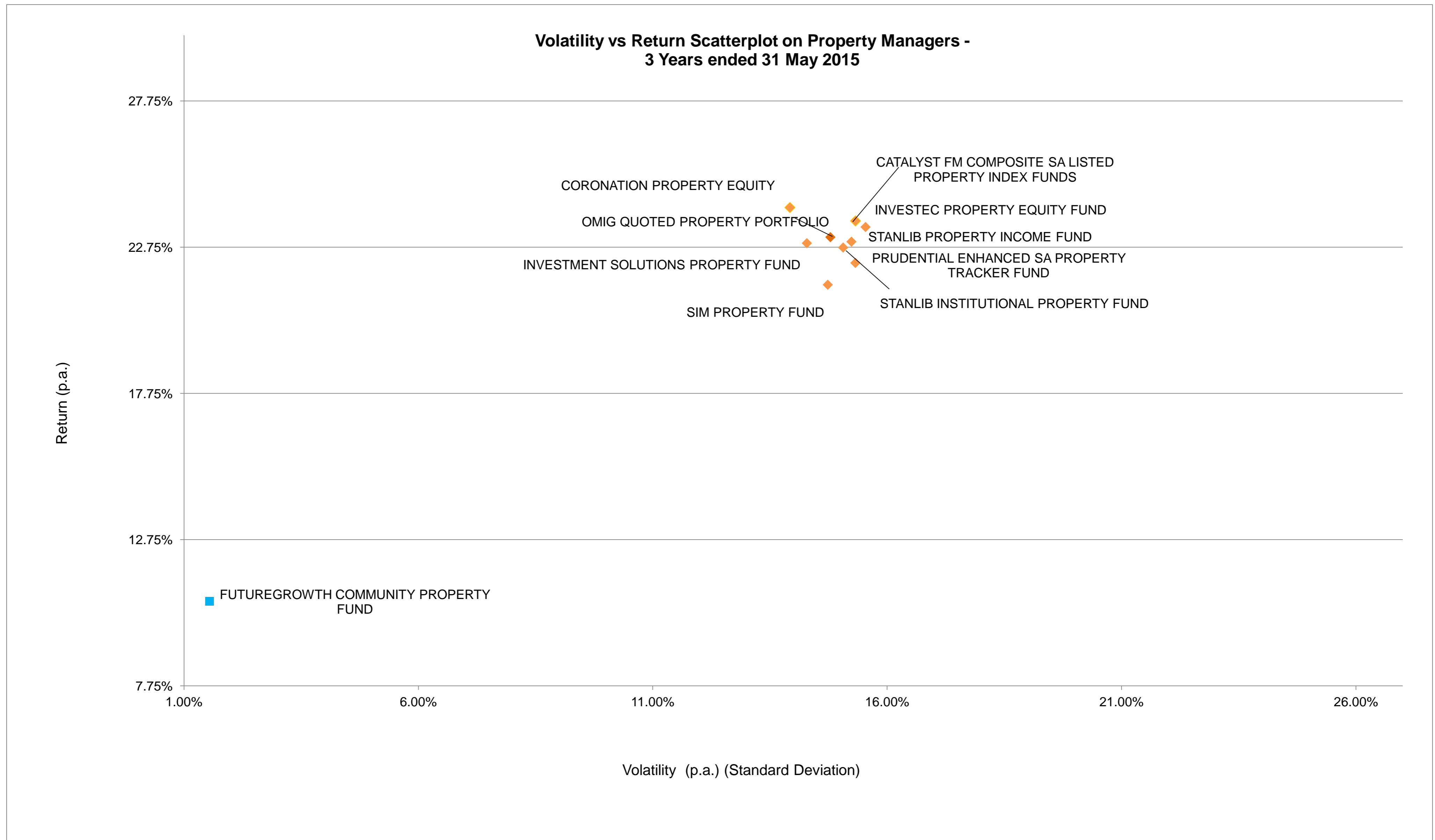
# S.A. PROPERTY MANAGER WATCH™

INVESTMENT DATA TO THE END OF MAY 2015																		
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>																		
<b>75% - 100% Listed Property</b>																		
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	30.90%	1	14.58%	8	9.47%	1	4.77%	1.99	1	*	*	*	*	*	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	23.65%	3	15.32%	2	2.21%	3	1.14%	1.94	2	21.90%	5	12.78%	2	1.07%	5	1.09%	0.98	4
CORONATION PROPERTY EQUITY	24.11%	2	13.93%	10	2.68%	2	2.29%	1.17	4	22.81%	1	11.56%	9	1.99%	1	2.18%	0.91	5
INVESTEC PROPERTY EQUITY FUND	23.44%	4	15.54%	1	2.01%	4	1.31%	1.54	3	22.17%	3	13.02%	1	1.34%	3	1.23%	1.09	2
INVESTMENT SOLUTIONS PROPERTY FUND	22.89%	7	14.29%	9	1.46%	7	6.06%	0.24	9	21.48%	8	12.03%	8	0.65%	8	4.89%	0.13	8
OMIG QUOTED PROPERTY PORTFOLIO	23.09%	5	14.79%	6	1.66%	5	2.07%	0.80	8	21.88%	6	12.44%	6	1.05%	6	1.71%	0.61	7
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	22.21%	9	15.32%	3	0.78%	9	0.84%	0.93	6	21.51%	7	12.76%	3	0.68%	7	0.85%	0.80	6
SIM PROPERTY FUND	21.47%	10	14.73%	7	0.04%	10	1.70%	0.02	10	19.92%	9	12.24%	7	-0.91%	9	1.76%	-0.52	9
STANLIB INSTITUTIONAL PROPERTY FUND	22.74%	8	15.06%	5	1.31%	8	1.45%	0.90	7	22.03%	4	12.57%	5	1.20%	4	1.19%	1.01	3
STANLIB PROPERTY INCOME FUND	22.94%	6	15.24%	4	1.51%	6	1.29%	1.17	5	22.20%	2	12.69%	4	1.38%	2	1.07%	1.29	1
			<i>Lower volatility = higher ranking</i>									<i>Lower volatility = higher ranking</i>						
<b>0% -74% Listed Property</b>																		
FUTUREGROWTH COMMUNITY PROPERTY FUND	10.64%		1.55%		-0.11%		3.79%	-0.03		9.56%		2.02%		-0.50%	9	4.02%	-0.12	
<b>STATISTICS</b>																		
Highest	30.90%		15.54%		9.47%		6.06%	1.99		22.81%		13.02%		1.99%		4.89%	1.29	
Upper Quartile	23.54%		15.28%		2.11%		3.04%	1.35		22.14%		12.74%		1.31%		2.08%	1.00	
Median	22.94%		14.79%		1.51%		1.70%	0.93		21.89%		12.50%		1.06%		1.47%	0.86	
Average	22.55%		13.67%		2.09%		2.43%	0.97		20.55%		11.41%		0.79%		2.00%	0.62	
Lower Quartile	22.48%		14.43%		1.05%		1.30%	0.52		21.49%		12.09%		0.66%		1.12%	0.25	
Lowest	10.64%		1.55%		-0.11%		0.84%	-0.03		9.56%		2.02%		-0.91%		0.85%	-0.52	
Number of participants	11		11		11		11	11		10		10		10		10	10	

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# S.A. PROPERTY MANAGER WATCH™ SURVEY

INVESTMENT DATA TO THE END OF MAY 2015										
	CALENDAR YEARS									
	Calendar Year 2014	Benchmark	Calendar Year 2013	Benchmark	Calendar Year 2012	Benchmark	Calendar Year 2011	Benchmark	Calendar Year 2010	Benchmark
<b>75% -100% Listed Property</b>										
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	42.30%	26.64%	11.27%	8.39%	35.57%	35.88%	*	*	*	*
CFM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	29.26%	26.64%	9.81%	8.39%	35.75%	35.89%	8.08%	8.92%	28.69%	29.62%
CORONATION PROPERTY EQUITY	27.14%	26.64%	12.87%	8.39%	39.07%	35.88%	10.23%	8.92%	28.44%	29.62%
INVESTEC PROPERTY EQUITY FUND	28.43%	26.64%	9.86%	8.39%	38.55%	35.88%	8.23%	8.93%	28.99%	29.63%
IS PROPERTY FUND	29.15%	26.64%	8.42%	8.39%	35.25%	35.88%	9.36%	8.93%	28.57%	29.62%
MOMENTUM AM PROPERTY	26.79%	26.64%	11.01%	8.39%	*	*	*	*	*	*
OMIG QUOTED PROPERTY PORTFOLIO	28.65%	26.65%	9.69%	8.39%	35.38%	35.89%	8.99%	8.92%	29.37%	29.63%
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	27.33%	26.64%	10.00%	8.39%	34.82%	35.88%	9.74%	8.93%	30.57%	29.62%
SIM PROPERTY FUND	27.53%	26.64%	9.83%	8.39%	32.21%	35.88%	6.97%	8.93%	24.32%	25.33%
STANLIB INSTITUTIONAL PROPERTY FUND	27.99%	26.64%	9.47%	8.39%	36.17%	35.88%	9.76%	8.93%	29.40%	29.62%
STANLIB PROPERTY INCOME FUND	28.55%	26.64%	9.63%	8.39%	36.53%	35.88%	10.00%	8.93%	29.45%	29.62%
<b>0% -74% Listed Property</b>										
FUTUREGROWTH COMMUNITY PROPERTY FUND	9.00%	9.48%	10.38%	10.41%	10.38%	10.74%	5.09%	8.73%	11.20%	6.80%
<b>STATISTICS</b>										
Highest	42.30%		12.87%		39.07%		10.23%		30.57%	
Upper Quartile	28.77%		10.54%		36.35%		9.76%		29.39%	
Median	28.21%		9.85%		35.57%		9.17%		28.84%	
Average	27.68%		10.19%		33.61%		8.64%		26.90%	
Lower Quartile	27.28%		9.67%		35.04%		8.12%		28.47%	
Lowest	9.00%		8.42%		10.38%		5.09%		11.20%	
Number of participants	12		12		11		10		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