



S.A. Property Manager Watch™ Survey for the month ending November 2014

Research & Product Development
FINANCIAL SERVICES


ALEXANDERFORBES
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 (R m)	Admin - efficiency : Date data submitted
INVESTMENT MANAGERS											
75% - 100% Listed Property											
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY		FTSE/JSE SA Listed Property	Daily	Daily	75%	25%	48 hours	n/a	1	598	05 December 2014
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS		FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	14	8,176	10 December 2014
CORONATION PROPERTY EQUITY	V	FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	24 hours	n/a	1	2,397	10 December 2014
INVESTEC PROPERTY EQUITY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	80%	20%	24 hours	n/a	1	5,274	08 December 2014
IS PROPERTY FUND		FTSE/JSE SA Listed Property	Daily	n/a	85%	15%	*	n/a	n/a	355	08 December 2014
MOMENTUM AM PROPERTY		FTSE/JSE SA Listed Property	Daily						2	925	05 December 2014
MOMENTUM MQM PROPERTY PORTFOLIO		FTSE/JSE SA Listed Property	Daily		95%	5%	*	n/a	n/a	2,434	08 December 2014
OMIGSA QUOTED PROPERTY PORTFOLIO	V	FTSE/JSE SA Listed Property	Daily	n/a	85%	15%	48 hours	n/a	1	5,179	09 December 2014
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	24 hours	n/a	3	5,251	03 December 2014
SESFIKILE PROPERTY COMPOSITE		FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	48 hours	n/a	31	7,973	12 December 2014
SIM PROPERTY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	90%	10%	24 hours	n/a	1	5,081	04 December 2014
STANLIB INSTITUTIONAL PROPERTY FUND	V	FTSE/JSE SA Listed Property	Daily	Daily	95%	5%	48 hours	48 hours	1	4,195	10 December 2014
STANLIB PROPERTY INCOME FUND		FTSE/JSE SA Listed Property	Daily	Daily	50%	50%	48 hours	48 hours	1	6,529	10 December 2014
	V	TOTAL								47,838	
0% -74% Listed Property											
FUTUREGROWTH COMMUNITY PROPERTY FUND		CPI + 4%	Annually	Monthly	0%	10%	Up to 3 years	n/a	1	4,709	09 December 2014
		TOTAL								4,709	

* 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 NOVEMBER 2014																
	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
SPECIALIST PROPERTY																
75% - 100% Listed Property																
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	2.85%	2.83%	12.64%	12.25%	35.81%	25.25%	37.67%	26.51%	27.80%	23.50%	*	*	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUND	2.77%	2.83%	11.77%	12.25%	27.34%	25.25%	29.07%	26.51%	24.61%	23.50%	21.87%	21.48%	16.55%	15.78%	*	*
CORONATION PROPERTY EQUITY	2.75%	2.83%	11.61%	12.25%	25.46%	25.25%	27.66%	26.50%	25.81%	23.49%	23.34%	21.48%	17.45%	15.72%	21.73%	20.53%
INVESTEC PROPERTY EQUITY FUND	3.22%	2.83%	12.08%	12.25%	26.35%	25.25%	28.13%	26.51%	24.95%	23.50%	22.12%	21.48%	16.56%	15.78%	23.52%	22.01%
IS PROPERTY FUND	2.53%	2.83%	10.61%	12.25%	24.68%	25.25%	25.76%	26.51%	23.71%	23.50%	21.24%	21.48%	16.27%	15.77%	22.15%	22.01%
MOMENTUM AM PROPERTY	2.76%	2.83%	10.84%	12.25%	25.74%	25.25%	27.56%	26.51%	*	*	*	*	*	*	*	*
MOMENTUM MOM PROPERTY PORTFOLIO	2.78%	2.83%	11.61%	12.25%	26.51%	25.25%	28.32%	26.51%	*	*	*	*	*	*	*	*
OMIGSA QUOTED PROPERTY PORTFOLIO	2.93%	2.83%	10.86%	12.26%	26.01%	25.26%	27.77%	26.51%	24.05%	23.50%	21.72%	21.48%	*	*	*	*
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	2.94%	2.83%	12.24%	12.25%	25.21%	25.25%	26.78%	26.51%	23.76%	23.50%	21.96%	21.48%	16.70%	15.77%	*	*
SESEKILE PROPERTY COMPOSITE	2.96%	2.83%	12.25%	12.26%	26.60%	25.26%	28.75%	26.51%	*	*	*	*	*	*	*	*
SIM PROPERTY FUND	2.48%	2.83%	11.84%	12.25%	25.08%	25.25%	26.84%	26.51%	22.62%	23.50%	19.79%	20.70%	13.98%	13.74%	20.21%	19.85%
STANLIB INSTITUTIONAL PROPERTY FUND	2.35%	2.83%	11.00%	12.25%	25.16%	25.25%	26.59%	26.51%	23.94%	23.50%	22.03%	21.48%	16.88%	15.77%	*	*
STANLIB PROPERTY INCOME FUND	2.57%	2.83%	11.59%	12.25%	25.92%	25.25%	27.62%	26.51%	24.36%	23.50%	22.34%	21.48%	17.34%	15.82%	23.40%	22.13%
0% -74% Listed Property																
FUTUREGROWTH COMMUNITY PROPERTY FUND	0.73%	0.69%	2.30%	1.16%	8.09%	9.69%	9.71%	9.48%	10.10%	10.15%	9.42%	9.06%	9.09%	10.54%	13.16%	9.82%
STATISTICS																
Highest	3.22%		12.64%		35.81%		37.67%		27.80%		23.34%		17.45%		23.52%	
Upper Quartile	2.91%		12.02%		26.47%		28.28%		24.78%		22.10%		16.88%		23.09%	
Median	2.77%		11.61%		25.83%		27.64%		24.05%		21.91%		16.56%		21.94%	
Average	2.62%		10.94%		25.28%		27.02%		23.25%		20.58%		15.65%		20.69%	
Lower Quartile	2.54%		10.89%		25.17%		26.80%		23.74%		21.36%		16.27%		20.59%	
Lowest	0.73%		2.30%		8.09%		9.71%		10.10%		9.42%		9.09%		13.16%	
Range	2.49%		10.34%		27.71%		27.97%		17.69%		13.92%		8.36%		10.36%	
Number of participants	14		14		14		14		11		10		9		6	

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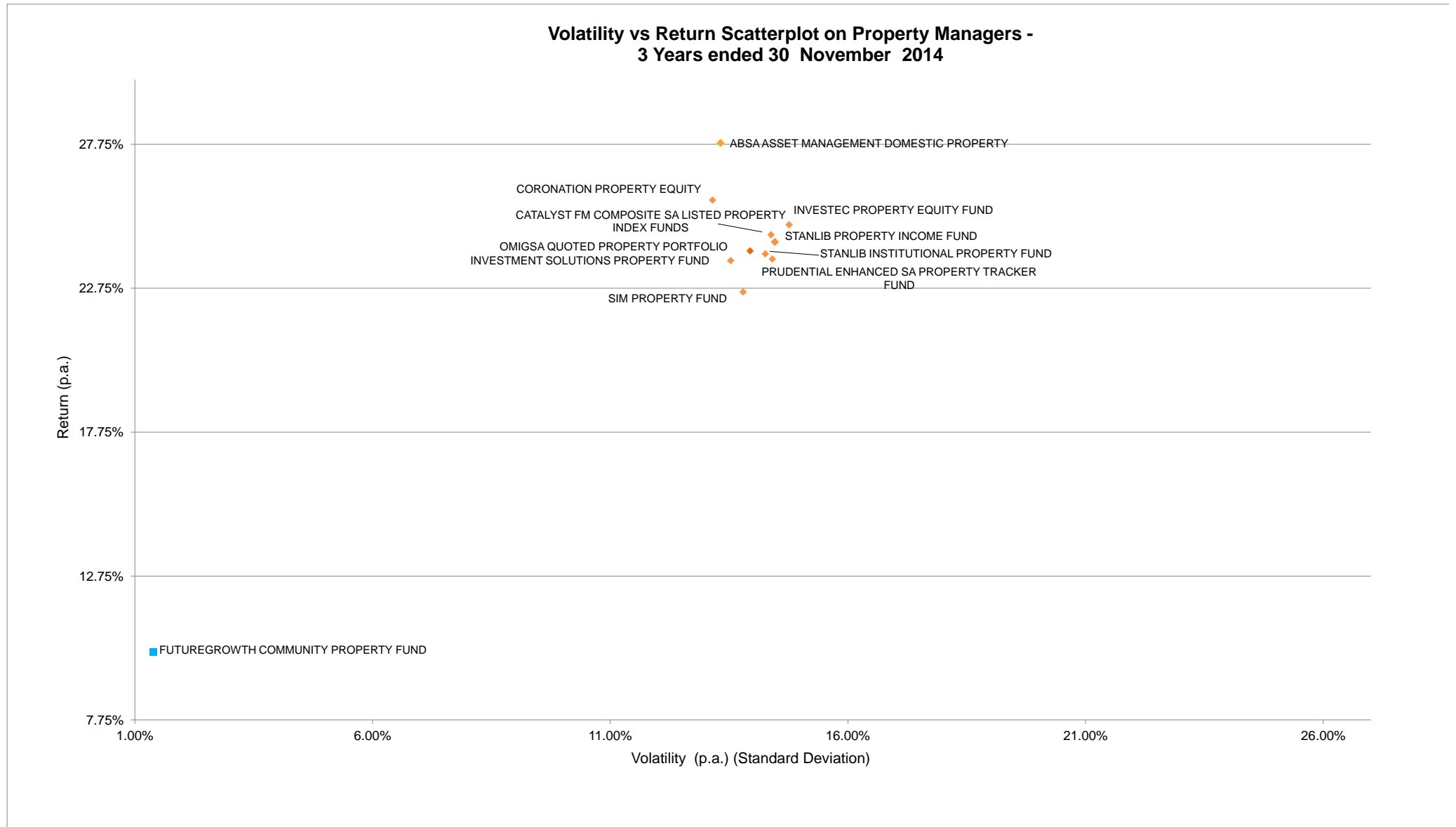
S.A. PROPERTY MANAGER WATCH™

INVESTMENT DATA TO THE END OF NOVEMBER 2014																		
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
SPECIALIST PROPERTY																		
75% - 100% Listed Property																		
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	27.80%	1	13.32%	2	4.30%	1	3.52%	1.22	1	*	*	*	*	*	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	24.61%	4	14.38%	7	1.11%	4	1.02%	1.08	3	21.87%	6	12.37%	7	0.39%	6	1.00%	0.39	6
CORONATION PROPERTY EQUITY	25.81%	2	13.15%	1	2.32%	2	2.22%	1.04	4	23.34%	1	11.33%	1	1.86%	1	2.10%	0.89	2
INVESTEC PROPERTY EQUITY FUND	24.95%	3	14.76%	10	1.46%	3	1.25%	1.16	2	22.12%	3	12.70%	9	0.64%	3	1.18%	0.54	4
INVESTMENT SOLUTIONS PROPERTY FUND	23.71%	9	13.54%	3	0.21%	9	5.91%	0.04	9	21.24%	8	11.74%	2	-0.24%	8	4.71%	-0.05	8
OMIGSA QUOTED PROPERTY PORTFOLIO	24.05%	6	13.94%	5	0.54%	6	1.79%	0.30	8	21.72%	7	12.12%	4	0.24%	7	1.52%	0.15	7
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	23.76%	8	14.41%	8	0.27%	8	0.82%	0.32	7	21.96%	5	12.32%	6	0.48%	5	0.83%	0.58	3
SIM PROPERTY FUND	22.62%	10	13.80%	4	-0.88%	10	1.60%	-0.55	10	19.79%	9	11.86%	3	-0.92%	9	1.69%	-0.54	9
STANLIB INSTITUTIONAL PROPERTY FUND	23.94%	7	14.26%	6	0.45%	7	1.14%	0.39	6	22.03%	4	12.26%	5	0.55%	4	1.02%	0.54	5
STANLIB PROPERTY INCOME FUND	24.36%	5	14.46%	9	0.86%	5	1.01%	0.85	5	22.34%	2	12.37%	8	0.86%	2	0.92%	0.93	1
			Lower volatility = higher ranking									Lower volatility = higher ranking						
0% -74% Listed Property																		
FUTUREGROWTH COMMUNITY PROPERTY FUND	10.10%		1.38%		-0.04%		3.44%	-0.01		9.42%		1.95%		0.35%		3.93%	0.09	
STATISTICS																		
Highest	27.80%		14.76%		4.30%		5.91%	1.22		23.34%		12.70%		1.86%		4.71%	0.93	
Upper Quartile	24.87%		14.41%		1.37%		2.11%	1.07		22.12%		12.37%		0.64%		1.69%	0.58	
Median	24.20%		14.10%		0.70%		1.42%	0.62		21.96%		12.26%		0.48%		1.18%	0.54	
Average	24.56%		14.00%		1.06%		2.03%	0.59		21.82%		12.12%		0.43%		1.66%	0.38	
Lower Quartile	23.81%		13.60%		0.31%		1.05%	0.31		21.72%		11.86%		0.24%		1.00%	0.15	
Lowest	22.62%		13.15%		-0.88%		0.82%	-0.55		19.79%		11.33%		-0.92%		0.83%	-0.54	
Number of participants	10		10		10		10	10		9		9		9		9	9	

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◆ 75-100% Listed Property ■ 0-74% Listed Property

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INVESTMENT DATA TO THE END OF NOVEMBER 2014										
	CALENDAR YEARS									
	Calendar Year 2013	Benchmark	Calendar Year 2012	Benchmark	Calendar Year 2011	Benchmark	Calendar Year 2010	Benchmark	Calendar Year 2009	Benchmark
75% -100% Listed Property										
ABSA ASSET MANAGEMENT DOMESTIC PROPERTY	11.27%	8.39%	35.57%	35.88%	*	*	*	*	*	*
CATALYST FM COMPOSITE SA LISTED PROPERTY INDEX FUNDS	9.81%	8.39%	35.75%	35.89%	8.08%	8.92%	28.69%	29.62%	16.05%	14.07%
CORONATION PROPERTY EQUITY	12.87%	8.39%	39.07%	35.88%	10.23%	8.92%	28.44%	29.62%	16.32%	13.47%
INVESTEC PROPERTY EQUITY FUND	9.86%	8.39%	38.55%	35.88%	8.23%	8.93%	28.99%	29.63%	11.72%	14.07%
IS PROPERTY FUND	8.42%	8.39%	35.25%	35.88%	9.36%	8.93%	28.57%	29.62%	16.21%	14.07%
MOMENTUM AM PROPERTY	11.01%	8.39%	*	*	*	*	*	*	*	*
OMIGSA QUOTED PROPERTY PORTFOLIO	9.69%	8.39%	35.38%	35.89%	8.99%	8.92%	29.37%	29.63%	*	*
PRUDENTIAL ENHANCED SA PROPERTY TRACKER FUND	10.00%	8.39%	34.82%	35.88%	9.74%	8.93%	30.57%	29.62%	15.28%	14.07%
SIM PROPERTY FUND	9.83%	8.39%	32.21%	35.88%	6.97%	8.93%	24.32%	25.33%	15.31%	12.80%
STANLIB INSTITUTIONAL PROPERTY FUND	9.47%	8.39%	36.17%	35.88%	9.76%	8.93%	29.40%	29.62%	17.37%	14.07%
STANLIB PROPERTY INCOME FUND	9.63%	8.39%	36.53%	35.88%	10.00%	8.93%	29.45%	29.62%	18.45%	14.07%
0% -74% Listed Property										
FUTUREGROWTH COMMUNITY PROPERTY FUND	10.38%	10.41%	11.12%	10.74%	5.09%	8.73%	11.20%	6.80%	8.22%	11.25%
STATISTICS										
Highest	12.87%		39.07%		10.23%		30.57%		18.45%	
Upper Quartile	10.54%		36.35%		9.76%		29.39%		16.32%	
Median	9.85%		35.57%		9.17%		28.84%		16.05%	
Average	10.19%		33.67%		8.64%		26.90%		14.99%	
Lower Quartile	9.67%		35.04%		8.12%		28.47%		15.28%	
Lowest	8.42%		11.12%		5.09%		11.20%		8.22%	
Number of participants	12		11		10		10		9	

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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