

1Invest SA Property ETF



Fund information update at 31 March 2023

What is the fund's objective?

The objective of the 1Invest SA Property ETF is to track the SA Listed Property Index (SAPY), as closely as possible.

What does the fund invest in?

The fund invests in the constituents of the SA Listed Property Index and aims to replicate the Index by holding the same weightings of these constituents. The SAPY is an Index of the top 20 liquid property companies by market capitalisation that have a primary listing on the JSE. The fund is rebalanced quarterly and therefore has minimal trading costs. The fund may also hold a small portion in cash instruments and listed derivatives to effect efficient portfolio management.

What possible risks are associated with this fund?

Risks include general market conditions and market volatility, company specific risk, interest rate risk, property value risk, economic and political risk.

Risk rating

Conservative	Moderately conservative	Moderate	Moderately aggressive	Aggressive
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What is the suggested investment period for this fund?

Minimum period

1 Month	6 Months	1 Year	3 Years	5 Years	7 Years
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Who should consider investing in this fund?

- Investors who seek exposure to the South African property market;
- Investors who seek a low cost fund;
- Investors who seek a simple and transparent investment process that invests in liquid, listed securities;
- Investors who seek property market exposure that blends well with other investment strategies to reduce total costs and diversify risk;
- Investors who are willing to take a longer term view as this fund is aggressively risk profiled and investors should expect some volatility in the shorter term.

Income

Distribution Net income is calculated and accrued daily and is declared and distributed quarterly.

Declaration Quarterly, in accordance with the JSE corporate actions timetable.

General fund information

Manager(s)	Ryan Basdeo and Rademeyer Vermaak
Size (NAV)	R 362.86 million
Classification	South African - Real Estate - General
Regulation 28	Does not apply
Index	FTSE/JSE SA Listed Property Index (J253T)
Methodology	Replication
Rebalancing	Quarterly
Securities Lending Ratio	0.00%

Securities lending can increase returns in a low risk manner. Risks associated with such transactions are borrower default risk. This risk is minimised through all securities lending being fully collateralised and only using reputable counterparties. Exposure of the fund to counterparties is continuously monitored. Manufactured (taxable) dividends could arise from such transactions.

Class A	
Launch	13 February 2013
ISIN number	ZAE000279238
JSE code	ETFSAP

What are the costs to invest in this fund?

Maximum charges including VAT

	Class A
Annual fee	0.288%
Performance fee	N/A

Annual fee - this is a service charge (% based) applicable to each class of a fund, that is levied on the value of your portfolio and includes the fund management fee and administration fee. The fee also includes other charges such as audit, custody and index provider fees that are normally additional permissible deductions. Annual fees are calculated and accrued daily and recovered monthly from the income awaiting distribution in the fund.

This portfolio is an exchange traded fund (ETF). The charges detailed above relate to the portfolio, they do not include the fees for trading on an exchange. Brokerage fees, which are payable when buying or selling an ETF on an exchange, are levied by a broker and may vary depending on the broker used.

Cost ratios (annual) including VAT as at 31 December 2022

	Class A
Based on period from:	01/01/2020
Total Expense	0.29%
Transaction Costs	0.00%
Total Investment Charge	0.29%
1 Year Total Expense	0.29%

Total Expense (TER): This ratio shows the charges, levies and fees relating to the management of the portfolio and is expressed as a percentage of the average net asset value of the portfolio, calculated over the period shown and annualised to the most recently completed quarter. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER should not be regarded as an indication of future TERs.

Transaction Costs (TC): This ratio shows the percentage of the value of the fund incurred as costs relating to the buying and selling of the fund's underlying assets. TC are a necessary cost in administering the fund and impacts fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of fund, investment decisions of the investment manager and the TER.

Total Investment Charges (TIC): This ratio is simply the sum of the TER and TC, showing the percentage of the value of the fund incurred as costs relating to the investment of the fund. It should be noted that performance figures account for all costs included in the TIC ratio, so you should not deduct the TIC from performance figures, the performance is already net of the TIC.

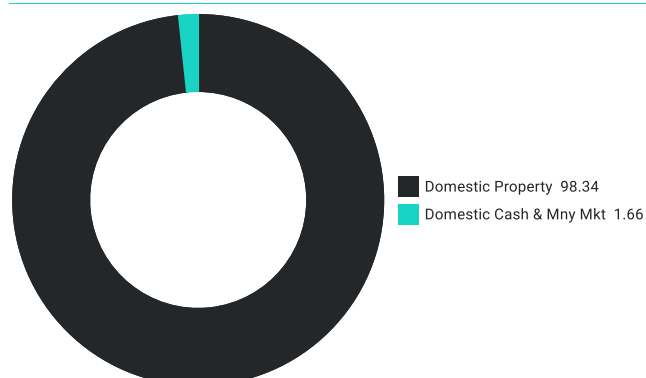
1invest SA Property ETF



Monthly update at 31 March 2023

Holdings

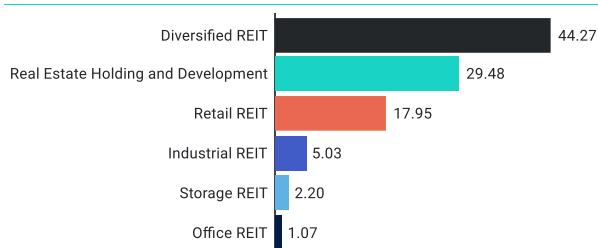
Asset allocation (%)



Top equity holdings (%)

NEPI Rockcastle NV	20.48
Growthpoint Properties Ltd	18.95
Redefine Properties Ltd	10.27
Resilient REIT Ltd	6.00
Fortress REIT Ltd A	5.89
Equites Property Fund Ltd	4.94
Vukile Property Fund Ltd	4.81
Hyprop Investments Ltd	4.54
MAS Real Estate Inc	3.84
Atterbury Investment Holdings Ltd	2.62

Equity allocation (Subsector) (%)



Performance and Income

Class A Launch: 13 February 2013

Benchmark: FTSE/JSE SA Listed Property Index (J253T)

Returns (%)	1yr	3yrs	5yrs	7yrs	10yrs
Class A					
Class	-3.63	17.37	-4.54	-4.13	1.06
Benchmark	-3.36	18.19	-4.10	-3.76	1.35

Returns (%) shown are cumulative for all periods shorter than or equal to 1 year and annualised for all periods greater than 1 year.

Statistics (%)	1yr	3yrs	5yrs	7yrs	10yrs
Tracking Error	0.59				
Class A					
Positive Months	4	16	24	40	65
Max Gain	18.96	81.39	81.39	81.39	90.10
Max Drawdown	-14.67	-21.45	-57.19	-62.97	-62.97
Highest	14.79	64.98	64.98	64.98	64.98
Lowest	-9.12	-51.70	-51.70	-51.70	-51.70

Highest - this reflects the highest 12 month return during the period.

Lowest - this reflects the lowest 12 month return during the period.

Tracking Error - calculated at portfolio level.

Amount declared (cents per unit)

	Class A
19 April 22	19.94
19 July 22	85.23
18 October 22	44.33
17 January 23	88.19
In last 12 months	237.69
In 2022	254.29

1Invest SA Property ETF



Quarterly update at 31 March 2023

Who are the investment managers?

1INVEST Fund Managers (Pty) Ltd, FSP 49955, an authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act 2002, manage the investments of the fund.

The fund is run by the 1Invest team which specialises in the manufacture of index and factor products for individual and institutional investors. Investors who seek a simple, transparent and cost-effective investment solution can invest in index products that meet their financial goals.



Ryan Basdeo

BCom, CAIA, MBA (Wits), Registered Securities Trader
Head of Index Portfolio Management



Rademeyer Vermaak

MEng (Electronic - Cum Laude), CFA
Head of Portfolio Management

Commentary

Fund review

The fund has performed in line with its benchmark over Q1 2023. The last FTSE/JSE index review saw no changes to the index for the quarter. Attacq Limited, Fortress Real Est Inv A and Sirius Real Estate Ltd were the top performers with Attacq Limited returning 16.40% over the quarter. Liberty Two Degrees Ltd, Redefine Properties Ltd and SA Corp Real Estate Ltd detracted from fund performance, with SA Corp Real Estate Ltd returning -14.58%.

Market overview

Global headlines in the first quarter of 2023 were dominated by increasing cracks in the banking system becoming more evident and the resultant concerns around contagion risk, highlighted by the Silicon Valley Bank crash and UBS's acquisition of Credit Suisse. Despite these events, Q1 2023 saw resilience in the equity markets where the MSCI World returned 7.73% and the MSCI EM returned 3.96%. The MSCI EMEA, however, bucked the trend at -2.20%. The US Federal Reserve increased its benchmark federal-funds rate twice this year, raising it by 25 basis points each time. As a result, the funds rate concluded the quarter within a range of 4.75%-5.00%, which represents its highest level since 2007. In South Africa, the energy crisis continues to weigh down on the productivity of many small businesses and households, contributing negatively to the economic growth outlook, with an expected 0.2% growth in GDP for 2023. The election of a Minister of Electricity, Dr Kgosientsho Ramokgopa, signals the presidency's intention to end loadshedding and many South Africans are waiting to see if the minister will indeed fulfil his mandate of bringing businesses and citizens out of the dark. Local indices finished Q1 2023 in the red with the FTSE/JSE Top 40 Index down 0.8%, the FTSE/JSE All Share Index down 1.3% and the FTSE/JSE Capped SWIX Index down 2.0%. Healthcare Sector finished the first quarter up 21.49% solidly followed by Consumer Discretionary which was up 19.59%. Looking at the fixed income and currency markets, the FTSE/JSE ALBI outperformed equity indices and returned 3.42%, while the STeFI returned 1.77%. The ZAR weakened by 4.45% relative to the USD.

Looking ahead

Locally, the energy crisis continues to have a significant impact on job creation, production, and overall economic growth, affecting consumer and business confidence. Furthermore, energy experts predict worsening power cuts over the coming winter months. The situation seems bleak, especially after the National State of Disaster on electricity supply was recently revoked. Specifically, the cost of electricity will rise by 18.7% in the financial year of 2023/24, with inflation coming under more pressure and which may lead to further tightening of monetary policy in the second quarter of 2023. Analysts predict that the South African Reserve Bank (SARB) will follow the US Federal Reserve's lead and raise its benchmark lending rate in Q2 2023, as we approach the upper limit of the interest rate cycle and CPI. However, these increases will put additional pressure on consumers who are already struggling with debt, resulting in higher loan repayments and limited disposable income. The US outlook includes apprehensions around a 2023 recession due to monetary tightening, pending relief of inflationary pressure to allow for central banks to potentially begin easing. The current forecast of the markets suggests that the Bank of England's base rate will increase to 4.5% by Q2 2023, but it's uncertain if the bank will be capable of raising the rates by that much, given the current economic environment. In Asian markets, the prompt reopening and consumption recovery of China will continue to deliver a considerable boost to the region's economy, resulting in an overall enhancement in manufacturing and services PMIs throughout Asia (PMI data has been strong thus far). The possibility of reduced reliance on the dollar for international trade has gained global momentum, as countries such as Brazil and China recently agreed to trade using their own currencies. Despite these developments, the US dollar still dominates the global economy, representing 60% of foreign reserves, making it unlikely to lose its status as the global reserve currency in the near future.

The commentary gives the views of the portfolio manager at the time of writing. Any forecasts or commentary included in this document are not guaranteed to occur.

Change in allocation of the fund over the quarter

Asset type	Q1 2023	Q4 2022	Change
Domestic Cash & Mny Mkt	1.66	3.08	-1.41
Domestic Property	98.34	96.92	1.41

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
A	Retail	3,024.32	11,998,000.00	362,857,603.48

All data as at 31 March 2023.

Units - amount of participatory interests (units) in issue in relevant class.

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Important information update at 31 March 2023

Disclosures

Collective Investment Schemes in Securities (CIS) are generally medium to long term investments. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to future performance. CIS are traded at ruling prices and can engage in borrowing and scrip lending.

The 1Invest SA Property ETF is a portfolio of the STANLIB ETF Collective Investment Scheme (the Scheme).

The manager of the Scheme is STANLIB Collective Investments (RF) (Pty) Limited (the Manager). The Manager is authorised in terms of the Collective Investment Schemes Control Act, No. 45 of 2002 (CISCA) to administer Collective Investment Schemes (CIS) in Securities. Liberty is a full member of the Association for Savings and Investments of South Africa (ASISA). The Manager is a member of the Liberty Group of Companies. The manager has a right to close a portfolio to new investors in order to manage the portfolio more efficiently in accordance with its mandate. The Manager does not provide any guarantee either with respect to the capital or the return of a CIS portfolio. A schedule of fees and charges and maximum commissions is available on request from the Manager.

The trustee of the Scheme is Absa Bank Limited.

The investments of this portfolio are managed, on behalf of the Manager, by 1INVEST Fund Managers (Pty) Ltd, an authorised financial services provider (FSP), FSP No. 49955, under the Financial Advisory and Intermediary Services Act (FAIS), Act No. 37 of 2002.

Prices are calculated and published on each working day, these prices are available on the Manager's website (www.stanlib.com) and in South African printed news media. This portfolio is valued at 17h00. Forward pricing is used.

This portfolio is an Exchange Traded Fund registered as a CIS (CIS-ETF), it is listed on an exchange and may therefore incur additional costs. Participatory interests in a CIS-ETF cannot be purchased directly from the Manager. A CIS-ETF is subject to exchange listing requirements and settlement cycles for equities and all trading in a CIS-ETF is through an exchange. It may take a few days longer to receive the proceeds of a sale of a CIS-ETF than would be the case for a CIS.

This portfolio is a third party named, incubator portfolio. The Manager retains full legal responsibility for this portfolio. A third party named, incubator portfolio is a portfolio bearing the name of the financial services provider (FSP), who intends to apply to the Registrar to be approved as a manager within three years after the Registrar has approved the portfolio, and where the FSP, under an agreement with the Manager, undertakes financial services of a discretionary nature, as contemplated in the Financial Advisory and Intermediary Services Act, Act No. 37 of 2002 (FAIS), in relation to the assets of the portfolio. 1INVEST Fund Managers (Pty) Ltd, an authorised FSP, FSP No. 49955, FAIS, is the third party manager of this portfolio.

The FSP is a related party to the Manager, the FSP may earn additional fees other than those charged by the Manager. It is the responsibility of the FSP to disclose additional fees to the investor. This document is not advice, as defined under FAIS. Please be advised that there may be representatives acting under supervision.

All performance returns and ranking figures quoted are shown in ZAR and are based on data sourced from Morningstar or Statpro and are as at 31 March 2023.

Annualised return figures are the compound annualised growth rate (CAGR) calculated from the cumulative return for the period being measured. These annualised returns provide an indication of the annual return achieved over the period had an investment been held for the entire period. Actual annual figures are available on request from the Manager.

Portfolio performance figures are calculated for the relevant class of the portfolio, for a lump sum investment, on a NAV-NAV basis, with income reinvested on the ex-dividend date. Individual investor performance may differ due to initial fees, actual investment date, date of reinvestment of income and dividend withholding tax. Portfolio performance accounts for all costs that contribute to the calculation of the cost ratios quoted, all returns quoted are after these costs have been accounted for.

Statistics - Positive Months: the number of individual 1 month periods during the specified time period where the return was not negative; Max Gain: the maximum gain in a trough-to-peak incline before a new trough is attained, quoted as the percentage between the trough and the peak. It is an indicator of upside risk over a specified time period (quoted for all periods of 1 year or longer); Max Drawdown: the maximum loss in a peak-to-trough decline before a new peak is attained, quoted as the percentage between the peak and the trough. It is an indicator of downside risk over a specified time period (quoted for periods of 1 year or longer, where no value is shown no loss was experienced); Highest and Lowest: the highest and the lowest 1 year return (%) that occurred during the specified time period (quoted for all relevant classes launched 1 year or more prior to current month end date).

Additional information about this product including, but not limited to, brochures, application forms and annual or quarterly reports, can be obtained free of charge, from the Manager and from the Manager's website (www.stanlib.com).

Contact details

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STANLIB

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