

# Sygnia Itrix Global Property ETF

Minimum Disclosure Document (MDD)  
Global - Equity - Property

31 March 2023

Portfolio Managers	<b>Sygnia Asset Management</b>
Inception	<b>30 October 2017</b>
Fund Size	<b>R 505 Million</b>
NAV Price	<b>4 199 cents</b>
Units in Issue	<b>12 020 424</b>

Investment Objective

To replicate the price and yield performance of the S&P Global Property 40 Index

Income Distribution

Bi-Annually (December and June)

Payment: 17 Jan 2022 - 66.29678 cents per unit

Payment: 13 Jul 2022 - 44.79908 cents per unit

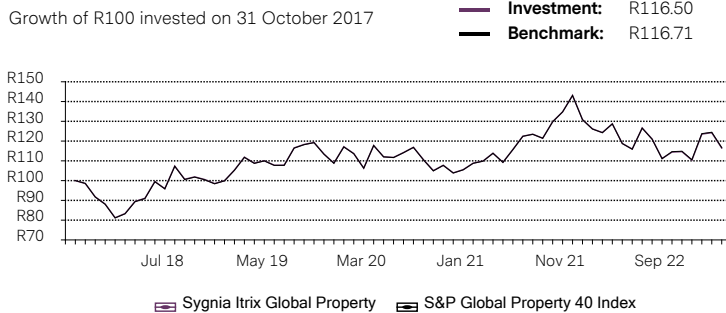
Standard Bank Trustees (021 441 4100)

Trustees

Fund Information	
Classification	Global - Real Estate - General
Asset Allocation	100% Offshore Listed Property
NAV/Index Ratio	ca. 1/1000
Financial Year End	31 December
Index Tracking	Fund tracks the S&P Global Property 40 Index
Dividend Distribution	Semi-annual distribution
NAV Publication	Daily on sygnia.co.za
Portfolio Valuation	Close of relevant market
Foreign exchange source	World Market fix rate 16:00pm EST

Listing Information	
Exchange	JSE Limited
Exchange Code	SYGP
Trading Currency	ZAR
Portfolio Currency	USD
ISIN	ZAE000251369
RIC	SYGPJJ
Bloomberg Ticker	SYGP SJ EQUITY
Trading Hours	9:00 am - 16:50 pm
Transaction cut-off	JSE trading hours

## Cumulative Investment Performance



Cumulative investment performance is for illustrative purposes only and is calculated using the NAV before any distributable income and management fee.

## Top 10 Holdings

Instrument	Percent
ProLogis REIT Ord Shs	10.8%
Equinix REIT Ord Shs	8.0%
Public Storage REIT Ord Shs	5.8%
Realty Income REIT Ord Shs	4.8%
Simon Property Group REIT Ord Shs	4.5%
Welltower Ord Shs	4.0%
Vici Pptys Ord Shs	3.8%
Digital Realty Trust REIT Ord Shs	3.4%
AvalonBay Communities REIT Ord Shs	2.9%
Extra Space Storage REIT Ord Shs	2.7%

## Historical Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2020	7.6%	-3.0%	-6.5%	10.8%	-4.9%	-0.3%	2.2%	2.3%	-5.3%	-5.1%	2.6%	-3.6%	-4.6%
2021	1.5%	3.1%	1.0%	3.6%	-4.0%	5.9%	5.8%	0.8%	-1.6%	6.9%	3.8%	6.2%	37.7%
2022	-8.6%	-3.6%	-1.5%	3.6%	-7.7%	-2.4%	9.2%	-4.4%	-8.2%	2.9%	0.2%	-3.8%	-22.9%
2023	11.9%	0.6%	-6.2%										5.6%

## Risk Statistics

	Fund	<sup>BM</sup>
% Negative Months	43.3%	43.3%
Average Negative Month	-4.1%	-4.1%
Largest Drawdown	-22.9%	-22.7%
Standard Deviation	18.0%	18.0%
Downside Deviation	7.5%	7.5%
Highest Annual Return: Jan 2021 - Dec 2021	37.7%	37.7%
Lowest Annual Return: Jan 2022 - Dec 2022	-22.9%	-22.7%
Annualised Tracking Error (Active Return) (12 Mths)	-0.2%	-
Annualised Tracking Error (Std Dev of Active Return) (12 Mths)	0.3%	-

The risk statistics reflected above are calculated on a 60-month or since-inception basis, depending on which period is shorter.

## Asset Allocation

Asset	Percent	Allocation
International Equity	99.1%	

## Geographic Allocation

Region	Percent	Allocation
United States	70.9%	
Hong Kong	9.5%	
Japan	8.8%	
Australia	4.4%	
Germany	1.8%	
Other	4.5%	

## Portfolio Performance Analysis

Period	Sygnia Itrix Global Property**	S&P Global Property 40 Index (ZAR)**	S&P Global Property 40 Index (USD)**	Sygnia Itrix Global Property (TR)
1 Month	-6.2%	-6.2%	-3.0%	-6.2%
3 Months	5.6%	5.6%	1.2%	7.0%
6 Months	4.8%	5.1%	6.4%	6.2%
Year to Date	5.6%	5.6%	1.2%	7.0%
1 Year	-6.3%	-6.1%	-22.6%	-4.2%
3 Years	3.1%	3.2%	3.4%	5.6%
5 Years	6.9%	7.0%	-1.3%	9.3%
Since Inception	2.9%	2.9%	-1.6%	5.0%

Performance of the fund is calculated by Sygnia Asset Management as at reporting date.

Performance figures greater than one year are annualised.

\*A positive performance in currency reflects a depreciation of ZAR against base currency and vice versa.

\*\*Price return.

## Fees

Management Fee	0.15%**
Other costs	0.07%**
VAT	0.03%
Total Expense Ratio (TER)	0.26% (Mar 2023)
Transaction Costs (TC)	0.02% (Mar 2023)
Total Investment Charge (TIC)	0.28% (Mar 2023)

\*\*Fees are exclusive of VAT

# Sygnia Itrix Global Property ETF

## Fund Commentary

Minimum Disclosure Document (MDD)

Global - Equity - Property

1st Quarter 2023

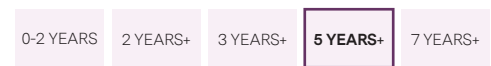
### RISK PROFILE



LESS RISK/  
RETURN

MORE RISK/  
RETURN

### TIME HORIZON



### Market Performance

March got off to a difficult start as a higher-than-expected US Core Personal Consumption Expenditures Index sent markets lower. Things were significantly complicated by the back-to-back failures of Silicon Valley Bank (SVB) and Signature Bank. US two-year Treasury yields incurred their steepest drop since the early 1980s, from above 5% to below 4%, causing the dollar to plummet. Only days later Credit Suisse, Switzerland's second-largest bank and a 167-year-old institution, became a takeover target after two years of scandals, leadership changes and legal issues drove its shares from above CHF12 to below CHF1. Swiss National Bank (SNB) offered a CHF54bn support package to Credit Suisse, and UBS agreed to acquire the troubled Swiss lender for USD3.2bn soon after. These events can be compared to other isolated pockets of tension over the last six months, including the plunge in crypto assets after the failure of cryptocurrency exchange FTX.com and the UK's Liability Driven Investment (LDI) pension fund turmoil, which sent the pound into a tailspin. These are all symptoms of the Covid zero-interest-rate regime, and more pockets of fragility and imbalance exist. However, we do not believe that they will lead to another global financial crisis, particularly as central banks have learned many lessons from the Great Financial Crisis (GFC) of 2008. The Federal Reserve rolled out emergency measures in the aftermath of SVB's closure, including a backstop to all depositors. First Citizens BancShares eventually agreed to acquire SVB in the US, while in the UK, HSBC stepped in to rescue SVBUK.

First Republic Bank was looking like it might join the failed regional banks, but the US' biggest banks deposited USD30bn to tide it over. "This show of support by a group of large banks is most welcome and demonstrates the resilience of the banking system," said US Treasury Secretary Janet Yellen. Implicit in the US leadership's set of responses to the banking upheaval is the notion that the large legacy banks are the stronghold of public guarantees, with Yellen clarifying that Treasury's goal is not to provide "blanket insurance" to all bank deposits. The safety harnesses that regulators put around the systemically important financial institution (SIFI) banks after the GFC will go a long way toward preventing systemic threat, with capital levels for the SIFI banks far stronger than during the 2008 crisis. While every bank has been squeezed by the swiftness and magnitude of the Fed's rate hikes over the last 12 months, the new Bank Term Funding Program has eased liquidity pressures and allowed the Fed to raise rates for the ninth consecutive time, by 25 bps in March. This has brought the federal funds rate to its highest range (4.75% to 5%) since September 2007, when rates were at their peak on the eve of the GFC. The US consumer was traditionally something of a last resort to keep the world afloat during slowdowns, with US consumption the largest in the world in dollar terms, but prior to Covid China had overtaken the US as the world's largest consumer (as measured by dollar retail sales). Stringent Chinese lockdowns caused Chinese consumption to slow, contrasting with the US, where huge monetary support pushed consumption above trend. As US interest rates rise and Chinese consumption recovers, China may become home to the largest consumer base in the world again.

If we skip the banking contagion this time round (compared to the GFC) and the Fed still slows down rate hikes because of the banking risk, dollar depreciation is likely and rest-of-world equities should outperform those of the US. This is strengthened in light of China's reopening (still under way) and Europe's resilience in the face of their energy crisis. We are not out of the woods yet, but the "Fed Put" is back, even though the Fed hiked rates by 25 bps. Assets held on the Fed's balance sheet by all Fed banks increased by USD392bn between 8 and

22 March, unwinding 69% of the quantitative tightening since last April. US banks borrowed a combined USD164.8bn from two Fed backstop facilities over the course of a week, breaking a record set in the 2008 GFC. Central bankers have decided to use interest rates (which will increase, albeit slowly) to fight inflation and balance sheets, i.e. quantitative easing (QE), to provide financial stability. Looking forward, the Fed now sees rates lower by the end of 2024, at 4.25%, even with inflation above its 2% target. Higher inflation, higher rates and higher volatility match our forecasts and will lead to a weaker dollar, which is good for the rest of the world's liquidity, cost of capital and, hence, growth. At the same time, lower bank earnings in the US will press on US earnings, while tighter lending standards will constrain growth, meaning a US recession later in the year is still on the cards.

Outgoing Premier Li Keqiang presented a GDP growth target for China of 5% for this year, below consensus estimates of 5.3%, and the lowest target in over three decades as focus shifted to "prioritising economic stability". In addition to strong spending, the People's Bank of China cut the reserve rate requirement by a further 25 bps. Another key priority appears to be strengthening the Chinese military, with defence expenditure set to benefit from a 7.2% increase. Comments from both Chinese and US politicians underscore simmering tensions, especially over access to advanced technology. The Biden administration continues to restrict Chinese access to American technology, while China has attempted to shore up the private sector's role in technological innovation. The Chinese also came up with a 12-point plan for ending the Russia-Ukraine war, and Xi Jinping met with Vladimir Putin in Moscow. Kyiv had little opposition to such an idea, having sought leader-level talks with China since the invasion began. In addition, China brokered a peace deal between Saudi Arabia and Iran, noticeably leaving the US on the sidelines. The Saudis have expressed interest in joining the Shanghai Cooperation Organization, which would herald the end of the 1945 deal to sell oil exclusively in dollars.

President Cyril Ramaphosa finally announced anticipated changes to his cabinet, appointing Paul Mashatile as the new deputy president and Kgosietsho Ramokgopa as electricity minister. The latter's role "will be to significantly reduce the severity and frequency of load shedding as a matter of urgency". Headline GDP fell by 1.3% on a quarter-on-quarter seasonally adjusted basis in Q4 2022. ABSA estimates that load shedding shaved a full 1.7 pp from Q4 GDP. S&P Global's unexpected downgrading of SA's credit rating from positive to stable added to domestic woes, sounding a warning that SA's economic growth is under increased pressure from crippling power cuts. The IMF similarly downgraded 2023 growth to 0.1% on the back of power outages and weaker commodity prices. The SARB estimates that load shedding will shave 2% from GDP through 2023, and as the privately owned Kelvin coal power station continues to boast an 80% electricity availability factor, the private sector solution beckons. SARB governor Lesetja Kganyago warned against fiscal reliance on cyclic mining windfalls just as data pertaining to 2022 showed SA's first current account deficit in three years. The additional risk in South Africa and lower commodity prices are reflected in the rand, which has weakened significantly more than emerging market peers and developed market currencies. Not only has load shedding slowed growth, but the consequent additional costs pushed inflation higher than expected after rising to 7% YoY in February, forcing the SARB to raise rates another 0.5%. The rand recovered some of its relative losses on the news.

### Fund Performance

The Sygnia Itrix Global Property ETF delivered 5.6% for the quarter, in line with its benchmark, the S&P Global Property 40 Index. The fund benefitted from exposure to Prologis Inc, Equinix Inc and Public Storage, while its exposure to Vonovia SE, Alexandria Real Estate Equities Inc and Simon Property Group Inc detracted from performance.

There were no changes to the tracked index's constituents over the period.

The fund remains true to its investment objective of delivering returns that mirror those of the S&P Global Property 40 Index.

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Sygnia 

## Important information to consider before investing

### Investment Objective and Strategy

The objective of the Sygnia Itrix Global Property ETF is to provide simple access to investors who wish to track the movements of the S&P Global Property 40 Index through investing in the physical index securities. The S&P Global Property 40 Index is designed to provide diversified exposure to 40 leading global property companies.

This is a high risk, passively managed index tracking fund of listed global property shares with an objective to provide simple access to investors who wish to track the movements of the S&P Global Property 40 Index. The investment policy of the portfolio is to track the Index as closely as practically and feasibly possible by buying securities included in the index at similar weighting as they are included in the index. Whenever the index gets rebalanced, the portfolio will purchase the newly included constituent securities and will sell the constituent securities which were excluded from the index. Derivatives are allowed for efficient portfolio management.

### Balancing risk and reward

The Fund has a 100% strategic allocation to offshore listed property. The risk in the Fund is managed by spreading investments across sectors and individual shares. However, the structure of the Fund is dictated by the composition of the S&P Global Property 40 Index. It is a suitable investment for investors seeking higher returns, those who are willing to tolerate higher volatility and investors who aim to maximise capital accumulation over a longer-term time horizon. For changes in the index constituents, please refer to the published SENS. Performance data can be sourced from Bloomberg, Reuters, other data providers and at [www.sygnia.co.za](http://www.sygnia.co.za).

Collective Investment Schemes (CIS) are generally medium-to long-term investments. The value of units may go down as well as up and past performance is not necessarily an indicator of future performance. CIS are traded at ruling prices and can engage in borrowing and scrip lending. Equity markets are volatile and the price of equities fluctuate based on a number of factors such as changes in the economic climate, general movements in interest rates and the political and social environment which will also affect the value of the securities held in the unit trust, thereby affecting the overall value of the unit trust. There are regulations in place which limit the amount that a unit trust may invest in securities, thereby spreading the risk across securities, asset classes and companies. The fund may also be exposed to liquidity risk. This relates to the ability of the unit trust to trade out of a security held in the portfolio at or near to its fair value.

Annualised performance figures represent the geometric average return earned by the fund over the given time period. Unannualised performance represents the total return earned by the fund over the given time period, expressed as a percentage.

Performance is calculated based on the NAV to NAV calculation of the portfolio. Individual investor performance may differ as a result of initial fees, the actual investment date and dividend withholding tax.

### Fees

Sygnia Itrix ETFs are Exchange Traded Funds that trade on stock exchanges and may therefore incur additional costs associated with listed securities. Sygnia Itrix does not provide advice and therefore does not charge advice fees. A schedule of fees and charges is available on request from Sygnia Itrix. Permissible deductions may include management fees, brokerage, STT, auditor's fees, bank charges and trustee fees.

### What is the Total Expense Ratio (TER) and Transaction Costs (TC)?

The total expense ratio (TER) is the annualised percentage of the fund's average assets under management that has been used to pay the fund's actual expenses over the past three years. Transaction costs are a necessary cost in administering the fund and impact fund returns. They should not be considered in isolation as returns may be impacted by many other factors over time, including market returns, the type of financial product, the investment decisions of the investment manager and the TER. Since fund returns are quoted after the deduction of these expenses, the TER and Transaction Costs should not be deducted again from the published returns. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return.

### Foreign Securities

The fund invests in foreign securities, which may be exposed to macroeconomic, settlement, political, tax, reporting or illiquidity risk factors that may be different to similar investments in South African markets. Fluctuations or movements in exchange rates may cause the value of underlying investments to go up or down.

### Cumulative Investment Performance

Cumulative investment performance is for illustrative purposes only. The investment performance is calculated by taking all ongoing fees into account for the amount shown, with income reinvested on the reinvestment date.

### Exchange Traded Funds vs Unit Trusts

Whilst both unit trusts and ETFs are regulated and registered under the Collective Investment Scheme Control Act, ETFs trade on stock exchanges just like any other listed, tradable security. Unlike a unit trust, which can be bought or sold only at the end of the trading day, an ETF can be traded intraday, during exchange trading hours.

### How are NAV prices calculated?

Net Asset Value (NAV) prices are calculated on a net asset value basis, which is the total market value of all assets in the portfolio including any income accruals and less any permissible deductions from the portfolio divided by the number of units in issue. The price at which ETFs trade on an Exchange may differ from the NAV price published at the close of the trading day, because of intraday price movements in the value of the constituent basket of securities.

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