

# PRESCIENT PROPERTY EQUITY FUND (A2)

## MINIMUM DISCLOSURE DOCUMENT

### INVESTMENT AND RETURN OBJECTIVE

The Fund offers efficient and cost effective exposure to listed property as represented by the FTSE/JSE SA Listed Property Index. Tracking error to the index is minimised in the process.

### INVESTMENT PROCESS

The Fund is a property index fund where returns are enhanced by taking advantage of low risk arbitrage opportunities in the market. Additional benefits are gained from efficient implementation of cash flows, dividend reinvestments, management of corporate actions and index rebalancing. The Fund aims to remain fully invested in property shares at all times.

### WHO SHOULD INVEST

Investors who require exposure to SA listed property shares and who are comfortable with the volatility and potential short term capital losses that can result from exposure to property shares.

### RISK INDICATOR DEFINITION

These portfolios typically hold meaningful equity and/or offshore exposure which may result in significant capital volatility over all periods. Due to their nature expected long term returns are higher than for the other risk categories.

## RISK INDICATOR



ANNUALISED PERFORMANCE (%)			CUMULATIVE PERFORMANCE	
	Fund	Benchmark		
1 year	16.12	17.58		
3 years	13.92	14.80		
5 years	-0.02	0.62		
10 years	3.65	3.73		
Since incep.	6.90	7.19		
Highest rolling 1 year	64.26	65.93		
Lowest rolling 1 year	-51.73	-51.57		

RISK AND FUND STATS (Since inception)			TOP 10 SHARES	
Since inception (p.a.)			% of Fund	
	Fund	Benchmark		
Alpha	-0.29%	0.04	Nepi Rockcastle N.V.	28.8
Sharpe Ratio	0.03	0.04	Growthpoint Properties Ltd	15.2
Standard Deviation	18.81%	19.64%	Redefine Properties Ltd	10.3
Max Drawdown	-63.06%	-62.63%	Fortress Real Estate Investments Ltd B	7.5
Dividend Yield	8.51%	8.50%	Vukile Property Fund Ltd	5.3
PE Ratio	12.94	12.73	Resilient REIT Ltd	5.3
			Hyprop Investments Ltd	4.2
			Equites Property Fund Ltd	3.7
			Lighthouse Properties Plc	3.0
			MAS Plc	2.8
			<b>Total</b>	<b>86.1</b>

ASSET ALLOCATION		SECTOR ALLOCATION	

# Prescient

INVESTMENT MANAGEMENT

29 FEBRUARY 2024

## ABOUT THE FUND

### Fund Manager:

Prescient Equity Team

### Fund Classification:

South African - Real Estate - General

### Benchmark:

FTSE/JSE Africa SA Listed Property Index

### JSE Code:

PPEA2

### ISIN:

ZAE000165866

### Fund Size:

R312.2 m

### No of Units:

3,049,577

### Unit Price (cpu):

103.28

### Inception Date:

30 April 2007

### Minimum Investment:

R10 000 lump-sum

R1 000 per month

### Income Distribution:

31 March 2023 - 4.53 cpu

### Initial Fee:

0.00%

### Annual Management Fee:

0.40% (excl VAT)

(All performance figures are net of TIC)

### Fee Breakdown:

Management Fee	0.40%
Performance Fees	0.00%
Other Fees*	0.11%
<b>Total Expense Ratio (TER)</b>	<b>0.51%</b>
<b>Transaction Costs (TC)</b>	<b>0.39%</b>
<b>Total Investment Charge (TIC)</b>	<b>0.90%</b>

\*Other fees includes underlying fee (where applicable): Audit Fees, Custody Fees, Trustee Fees and VAT

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## FUND MONTHLY RETURNS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2007					1.26%	-3.76%	0.85%	2.46%	7.34%	4.85%	-3.12%	-1.29%	8.36%
2008	-9.37%	4.54%	-3.98%	-5.29%	-1.52%	-5.71%	17.72%	7.70%	-2.45%	-3.82%	4.71%	3.59%	3.23%
2009	-0.30%	-1.57%	2.35%	3.31%	-2.32%	0.08%	4.38%	2.00%	1.66%	1.05%	0.45%	1.03%	12.60%
2010	0.30%	3.00%	2.69%	0.98%	-1.04%	0.94%	3.38%	0.91%	2.32%	0.99%	0.18%	0.93%	16.65%
2011	-2.25%	-0.42%	2.75%	1.80%	0.44%	1.13%	0.90%	0.41%	-0.48%	2.30%	-0.82%	1.91%	7.81%
2012	2.55%	1.18%	1.46%	1.94%	0.68%	6.31%	8.15%	5.28%	-3.44%	-2.58%	7.05%	-1.19%	30.16%
2013	0.68%	4.32%	3.49%	6.68%	-11.74%	4.68%	-2.14%	-3.74%	7.10%	2.91%	-3.25%	1.13%	8.82%
2014	-8.07%	4.18%	5.62%	2.38%	-0.43%	2.88%	2.21%	2.88%	2.58%	6.82%	3.11%	0.82%	27.07%
2015	6.81%	3.45%	2.67%	0.36%	-6.27%	-0.32%	5.24%	-1.00%	2.00%	1.48%	1.18%	-4.60%	10.74%
2016	-4.06%	4.61%	8.57%	1.61%	-2.80%	1.15%	3.20%	-5.03%	1.09%	0.46%	-3.51%	4.27%	9.02%
2017	1.61%	-0.41%	0.16%	0.49%	0.06%	0.29%	3.70%	0.70%	1.17%	1.96%	1.84%	4.20%	16.86%
2018	-9.94%	-9.91%	-1.04%	7.61%	-5.94%	-3.50%	-0.70%	2.11%	-2.62%	-1.73%	-1.24%	-1.00%	-25.61%
2019	9.10%	-5.73%	-1.44%	3.05%	-0.90%	2.14%	-1.20%	-3.59%	0.30%	1.84%	0.73%	-2.09%	1.46%
2020	-3.04%	-15.58%	-36.37%	6.61%	-0.74%	13.02%	-3.14%	-8.58%	-2.97%	-8.55%	17.33%	13.45%	-34.85%
2021	-3.12%	8.53%	1.12%	11.49%	-2.87%	3.30%	-0.67%	7.39%	-0.85%	-1.90%	2.17%	7.80%	35.89%
2022	-2.99%	-3.06%	5.03%	-1.60%	0.03%	-10.47%	8.52%	-4.97%	-7.21%	11.50%	6.72%	1.18%	0.28%
2023	-0.65%	-1.12%	-3.57%	5.01%	-6.08%	1.36%	2.37%	0.93%	-4.37%	-2.82%	9.28%	9.75%	9.06%
2024	4.00%	0.57%											4.60%

## FUND COMMENTARY

February was generally speaking a stellar month for global equity markets. Despite an array of downside risks and bearish rhetoric on the back of ongoing geopolitical conflicts, election uncertainties, and seemingly higher for longer interest rates, global equity markets have broadly continued to climb higher. In what has been its best start to a calendar year since 2019, the MSCI World Index gained 4.24% this month to reach new all-time highs. In the US, the S&P 500 Index firmly punched through the 5,000 level for the first time ever to close the month up a solid 5.34%. This was to a large extent helped by continued strong earnings numbers from the US, notably in the technology sector, and resilient consumer-led economic data. Looking across the pond, while still registering a positive return for the month, Europe lagged behind the rest of the developed world with the Euro Stoxx Index gaining 2.72% for the month. In Asia, Japan again showed impressive performance, the Nikkei 225 returned 5.32% in dollars. This was despite a lower-than-expected growth number, as exporter companies are seemingly poised to benefit from a depreciating Yen. Emerging Markets equities had a remarkable rebound during the month and made back most of the losses suffered in January. The MSCI Emerging Markets index closed the month up 4.76% to bring the year-to-date return to -0.11%. This was mostly driven by China where the interventions by the government in support of the markets are bearing fruit.

Domestically, the equity market lagged general emerging market counterparts. The Minister of Finance tabled the 2024 budget in which a commitment to reduce borrowings debt servicing costs by utilising accumulated profits from the nation's Gold and Foreign Exchange Contingency Reserve Account was made. Initial market reaction was positive, however, the Rand eventually continued to weaken, 2.78% weaker for the month and 4.58% weaker year to date. Resources led the decline by losing 7.17%, whilst Financials and Industrials lost 0.85% and 0.64% respectively.

The FTSE/JSE Africa SA Listed Property Index closed the month up 0.83%. The Fund was behind the benchmark, up 0.62% (gross of fees) for the month.

### Contributors to Performance:

The positions that contributed most to the absolute performance of the Fund for the month were Nepi Rockcastle N.V. (+8.54%), Lighthouse Properties Plc (+2.53%) and Emira Property Fund Limited (+2.06%)

### Detractors from Performance:

The largest detractors from the month's absolute performance were Redefine Properties Limited (-4.08%), Equites Property Fund Limited (-9.03%), and MAS PLC (-10.22%).

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## GLOSSARY

**Annualised performance:** Annualised performance shows longer term performance rescaled to a 1 year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request.

**Highest & Lowest performance:** The highest and lowest performance for any 1 year over the period since inception have been shown.

**NAV:** The net asset value represents the assets of a Fund less its liabilities.

**Current Yield:** Annual income (interest or dividends) divided by the current price of the security.

**CPU:** Cents Per Unit to the Glossary

**Alpha:** Denotes the outperformance of the fund over the benchmark.

**Sharpe Ratio:** The Sharpe ratio is used to indicate the excess return the portfolio delivers over the risk free rate per unit of risk adopted by the fund.

**Standard Deviation:** The deviation of the return stream relative to its own average.

**Max Drawdown:** The maximum peak to trough loss suffered by the Fund since inception.

**Dividend Yield:** The weighted average dividend yield of all the underlying equity in the Fund. The dividend yield of each company is the dividends per share divided by the price.

**PE Ratio:** The weighted average price earnings ratio of all the underlying equity in the Fund. The price earnings ratio of each company is the price divided by the earnings per share.

## Fund Specific Risks

**% Property risk:** Investments in real estate securities can carry the same risks as investing directly in real estate itself. Real estate prices move in response to a variety of factors, including local, regional and national economic and political conditions, interest rates and tax considerations.

**Geographic / Sector risk:** For investments primarily concentrated in specific countries, geographical regions and/or industry sectors, their resulting value may decrease whilst portfolios more broadly invested might grow.

**Liquidity risk:** If there are insufficient buyers or sellers of particular investments, the result may lead to delays in trading and being able to make settlements, and/or large fluctuations in value. This may lead to larger financial losses than expected.

**Equity investment risk:** Value of equities (e.g. shares) and equity-related investments may vary according to company profits and future prospects as well as more general market factors. In the event of a company default (e.g. bankruptcy), the owners of their equity rank last in terms of any financial payment from that company.

## Information Disclosure

The portfolio has adhered to its policy objective and there were no material changes to the composition of the portfolio during the quarter.

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## DISCLAIMER

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not necessarily a guide to future performance. CIS's are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the Manager. There is no guarantee in respect of capital or returns in a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Total Expense Ratio (TER) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TERs. During the phase in period TERs do not include information gathered over a full year. Transaction Costs (TC) is the percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. Transaction cost is 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.

Where a current yield has been included for Funds that derive its income primarily from interest bearing income, the yield is a weighted average yield of all underlying interest bearing instruments as at the last day of the month. This yield is subject to change as market rates and underlying investments change.

The Manager retains full legal responsibility for any third-party-named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by Prescient by or before 13:00 (SA), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut-off time, Prescient shall not be obliged to transact at the net asset value price as agreed to. Funds are priced at either 3pm or 5pm depending on the nature of the Fund. Prices are published daily and are available on the Prescient website.

Performance has been calculated using net NAV to NAV numbers, including actual initial and all ongoing fees, with income reinvested on the reinvestment date. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the manager on request.

This portfolio operates as a white label fund under the Prescient Unit Trust Scheme, which is governed by the Collective Investment Schemes Control Act.

For any additional information such as fund prices, brochures and application forms please go to [www.prescient.co.za](http://www.prescient.co.za)

## CONTACT DETAILS

### Management Company:

Prescient Management Company (RF) (Pty) Ltd., **Registration number:** 2002/022560/07 **Physical address:** Prescient House, Westlake Business Park, Otto Close, Westlake, 7945 **Postal address:** PO Box 31142, Tokai, 7966 **Telephone number:** 0800 111 899 **E-mail:** [info@prescient.co.za](mailto:info@prescient.co.za) **Website:** [www.prescient.co.za](http://www.prescient.co.za)

### Trustee:

Nedbank Investor Services, **Physical address:** 2nd Floor, 16 Constantia Boulevard, Constantia Kloof, Roodepoort, 1709 **Telephone number:** +27 11 534 6557 **Website:** [www.nedbank.co.za](http://www.nedbank.co.za)

The Management Company and Trustee are registered and approved under the Collective Investment Schemes Control Act (No.45 of 2002). Prescient is a member of the Association for Savings and Investments SA.

### Investment Manager:

Prescient Investment Management (Pty) Ltd, Registration number: 1998/023640/07 is an authorised Financial Services Provider (FSP 612) under the Financial Advisory and Intermediary Services Act (No.37 of 2002), to act in the capacity as investment manager. This information is not advice, as defined in the Financial Advisory and Intermediary Services Act (No.37 of 2002). Please be advised that there may be representatives acting under supervision. **Physical address:** Block B, Silverwood, Silverwood Lane, Steenberg Office Park, Tokai, 7945 **Postal address:** PO Box 31142, Tokai 7966 **Telephone number:** +27 21 700 3600 **Website:** [www.prescient.co.za](http://www.prescient.co.za)

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