

STANLIB Capped Property Index Tracker Fund

Fund information update at 31 March 2019

What is the fund's objective?

The objective of the STANLIB Capped Property Index Fund is to track the capital and income return of the FTSE/JSE Capped Property Index (PCAP), as closely as possible.

What does the fund invest in?

The fund invests in the constituents of the FTSE/JSE Capped Property Index and aims to replicate the Index by holding the same weightings of these constituents.

The PCAP is an index of the top 20 liquid property companies by market capitalisation that have a primary listing on the JSE and applies a capping of 15% to each constituent at each quarterly review.

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
--------------	-------------------------	----------	-----------------------	------------

What is the suggested investment period for this fund?

Minimum period

1 Month	6 Months	1 Year	3 Years	5 Years	7 Years
---------	----------	--------	---------	---------	---------

Who should consider investing in this fund?

- The fund is aimed at investors who seek exposure to property shares at a reduced cost.
- It is a low-cost alternative to actively managed property funds.

Income

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

Declaration 31 March, 30 June, 30 September, 31 December

General fund information

Manager(s)	Ryan Basdeo	
Size (NAV)	R 258.54 million	
Classification	South African - Real Estate - General	
Regulation 28	Does not apply	
Index	FTSE/JSE Capped Property Index (J254T)	
Index info	www.stanlib.com/indexinvestments	
Methodology	Replication	
Rebalancing	Quarterly	
	Class B3	Class B1
Launch	01 June 2015	01 June 2015
ISIN number	ZAE000205555	ZAE000205548
JSE code	SCPB3	SCPB1
Minimum investment requirements -		
Lump sum	R 5,000	R 5,000
Monthly	R 500	R 500

What are the costs to invest in this fund?

Maximum charges including VAT

	Class B3	Class B1
Initial fee (manager)	0.000%	0.000%
Initial fee (adviser)	0.000% - 3.450%	0.000%
Annual fee	0.460%	0.288%
Performance fee	N/A	N/A
Adviser fee	1.150%	1.150%

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.

Adviser fee - this is the maximum annual service fee (% based) an adviser can charge on the value of your portfolio. It is calculated and accrued daily and recovered monthly by means of a redemption of your units. It is not included in the **Annual fee**.

Cost ratios (annual) including VAT as at 31 December 2018

	Class B3	Class B1
Based on period from:	01/01/2016	01/01/2016
Total Expense	0.47%	0.28%
Transaction Costs	0.27%	0.27%
Total Investment Charge	0.74%	0.55%
1 Year Total Expense	0.47%	0.28%

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.

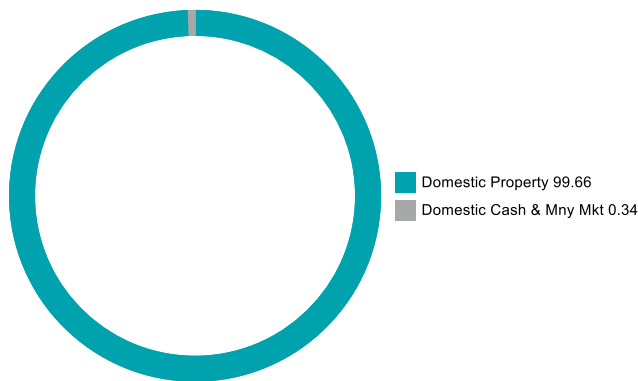
Total Investment Charges (TIC): This ratio is simply the sum of the TER and TC, showing the percentage of the value of the fund incurred as costs relating to the investment of the fund. It should be noted that performance figures account for all costs included in the TIC ratio, so you should not deduct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

STANLIB Capped Property Index Tracker Fund

Monthly update at 31 March 2019

Holdings

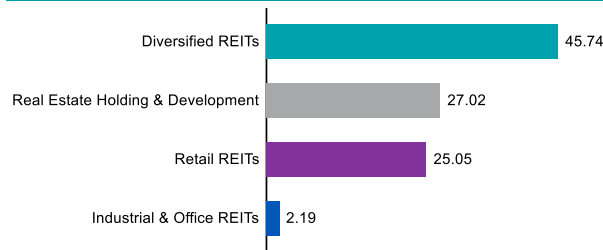
Asset allocation (%)



Top Equity holdings (%)

Growthpoint Properties Ltd	15.22
Redefine Properties Ltd	14.96
NEPI Rockcastle PLC	12.54
Fortress REIT Ltd A	6.49
Hyprop Investments Ltd	5.37
Intu Properties Plc	5.34
Capital & Counties Properties Plc	5.04
Vukile Property Fund Ltd	4.75
Resilient REIT Ltd	4.73
Atterbury Investment Holdings Ltd	3.04

Equity allocation (Subsector) (%)



Performance and Income

Class B3 Launch: 01 June 2015

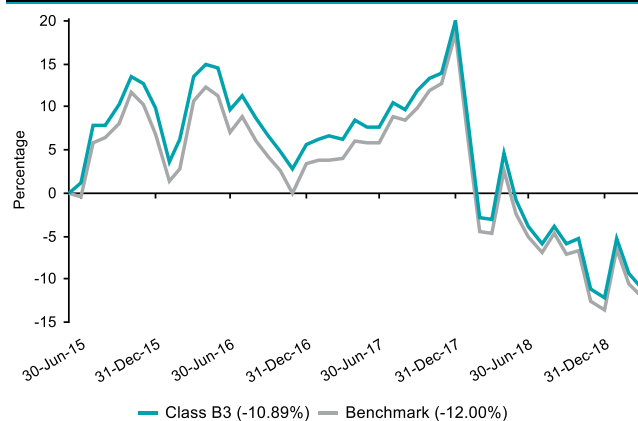
Class B1 Launch: 01 June 2015

Benchmark: FTSE/JSE Capped Property Index (J254T)

Returns (%)	YTD	1yr	2yrs	3yrs	Launch
Class B3					
Class	1.55	-8.16	-8.38	-7.77	-2.96
Rank/Out of	11/45	38/44	34/38	33/33	26/28
Sector Average	0.85	-5.93	-5.84	-3.42	0.00
Benchmark	1.73	-7.62	-8.00	-7.38	-3.28
Class B1					
Class	1.59	-8.00	-8.21	-7.60	-2.78

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

Cumulative performance (%) from Launch



Statistics (%)	1yr	2yrs	3yrs	Launch
Class B3				
Positive Months	4	11	16	23
Max Gain	7.94	12.98	16.57	19.93
Max Drawdown	-16.04	-26.83	-26.83	-26.83
Highest	-3.61	13.55	14.56	14.56
Lowest	-26.83	-26.83	-26.83	-26.83
Class B1				
Highest	-3.43	13.77	14.78	14.78
Lowest	-26.70	-26.70	-26.70	-26.70

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

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

Amount declared (cents per unit)

	Class B3	Class B1
29 June 2018	1.28	1.30
28 September 2018	1.52	1.56
31 December 2018	1.43	1.48
29 March 2019	0.85	0.89
In last 12 months	5.08	5.23
In 2018	5.88	6.03

Quarterly update at 31 March 2019

Who are the investment managers?

STANLIB Asset Management (Pty) Ltd, FSP 719, 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 STANLIB Index Investments team which specialises in the manufacture of index and factor products for individual and institutional investors. Investors who seek a simple, transparent and low-cost investment solution can invest in index products that meet their financial goals.



Ryan Basdeo

MBA (Wits), BCom (Taxation), Registered Securities Trader
Portfolio manager

After beginning his career as a financial accountant in the employee benefits industry, Ryan joined STANLIB Asset Management in their Institutional Pricing team in 2008. He got experience in the Offshore Trades Processing team from 2010, before moving on to Alternative Investments as market maker for the ETFs and executing trades for the index-tracking funds, as well as assistance with portfolio management. He was appointed a Portfolio Manager in 2017. Ryan has a BCom in Taxation degree, is a JSE Registered Securities Trader, as well as a Registered Bond Trader and has been awarded a MBA from Wits Business School.

Fund review

The fund has performed in line with its benchmark for the quarter. In the last FTSE/JSE rebalance, the index remained the same, with no additions or deletions. The fund benefited from its exposure to Capital & Counties, NEPI Rockcastle and Fortress REIT, which were the top three performers, with Capital & Counties returning 8%. However, exposure to Fortress REIT B, Hyprop Investments and Intu Properties detracted from performance, as these were the three worst performers. Fortress REIT B returned -20.4% over the quarter.

Market overview

In the first quarter of 2019 equity markets shrugged off any negative sentiment arising from the second half of 2018. The majority of equity markets across the globe recorded strong positive returns, with the MSCI World Index recording 13.5%, MSCI Emerging Markets recording 11.1% and the South African equity market, as represented by the FTSE/JSE All Share Index, recording 8%. Global growth continues at a slower pace with many of the major economies progressing to later stages of the business cycle. The less hawkish Fed provided some relief for financial conditions but the era of easy money has shifted towards gradual tightening of monetary policy. Locally, Eskom and corruption in other SOEs remain in the headlines as domestic asset classes such as bonds (ALBI), property (PCAP) and cash (SteFi) recorded gains of 3.8%, 1.73% and 1.9% respectively.

Looking ahead

Against the backdrop of slowing global economic growth, there is potential for trade uncertainty to continue, resulting in higher prices and a significant drag on business and consumer confidence. We expect risk aversion will rise as the ability of developed markets and vulnerable emerging economies to weather the impact of trade wars remains uncertain. Emerging economies with sizeable dollar debts and fiscal deficits may struggle. After more than two years of steadily rising interest rates, 2019 could mark the peak for US treasury yields for the current business cycle, however the road ahead is likely to remain bumpy. Locally, uncertainty will remain high until the widely anticipated national election provides some direction on the future of SA's economic policy. We believe investors should focus on liquid market segments with risk dialled down compared with market benchmarks.

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 2019	Q4 2018	Change
Domestic Cash & Mny Mkt	0.34	0.47	-0.13
Domestic Property	99.66	99.53	0.13

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
B3	Institutional	73.31	117,342.70	86,023.52
B1	Retail	73.33	335,416,250.78	245,966,379.60

All data as at 31 March 2019.

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

Important information update at 31 March 2019

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 STANLIB Capped Property Index Tracker Fund is a portfolio of the STANLIB 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 Standard Chartered Bank.

The investments of this portfolio are managed, on behalf of the Manager, by STANLIB Asset Management (Pty) Ltd, an authorised financial services provider (FSP), FSP No. 719, 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 (prior to 28/02/18 15h00). Forward pricing is used. Investments and repurchases will receive the price of the same day if received prior to 15h00.

All performance returns figures quoted are shown in ZAR and are based on data sourced from Morningstar or Statpro and are as at 31 March 2019.

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 all periods of 1 year or longer, where blank 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

Manager

STANLIB Collective Investments (RF) (Pty) Limited
Reg. No. 1969/003468/07
17 Melrose Boulevard, Melrose Arch, 2196
Telephone: 0860 123 003
Email: fundfactsheets@stanlib.com
Website: www.stanlib.com

Trustee

Standard Chartered Bank
Reg. No. 2003/020177/10
5th Floor, 4 Sandown Valley Crescent, Sandton, 2196
Telephone: +27 (0)11 217 6600

Investment Manager

STANLIB Asset Management (Pty) Ltd
An authorised financial services provider, FSP No. 719
Reg. No. 1969/002753/07
17 Melrose Boulevard, Melrose Arch, 2196
Telephone: +27 (0)11 448 6000
Website: www.stanlib.com

STANLIB Index Investments team

Email: indexinvestments@stanlib.com
Website: www.stanlib.com/indexinvestments