

1invest SA Property ETF

Fund information update at 28 February 2021



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

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?

- 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 Ann Sebastian
Size (NAV)	R 345.20 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 2020

	Class A
Based on period from:	01/01/2018
Total Expense	0.29%
Transaction Costs	0.02%
Total Investment Charge	0.31%
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.

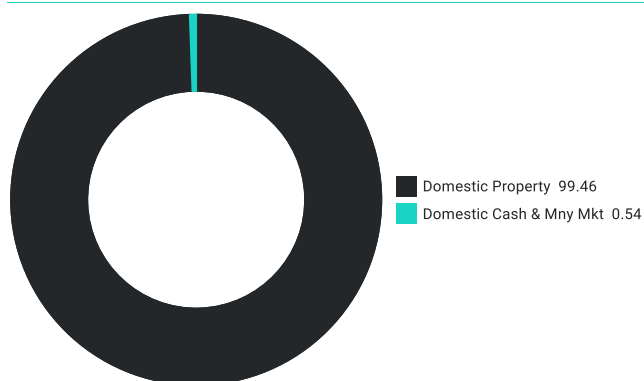
1invest SA Property ETF

Monthly update at 28 February 2021



Holdings

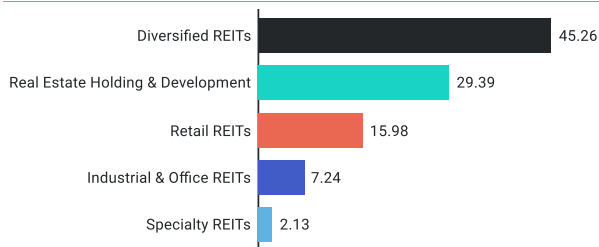
Asset allocation (%)



Top equity holdings (%)

Growthpoint Properties Ltd	21.05
NEPI Rockcastle PLC	18.51
Redefine Properties Ltd	11.01
Fortress REIT Ltd A	7.48
Resilient REIT Ltd	6.54
Equities Property Fund Ltd	4.63
Hyprop Investments Ltd	3.38
Vukile Property Fund Ltd	3.13
Sirius Real Estate Ltd	2.83
MAS Real Estate Inc	2.69

Equity allocation (Subsector) (%)



Performance and Income

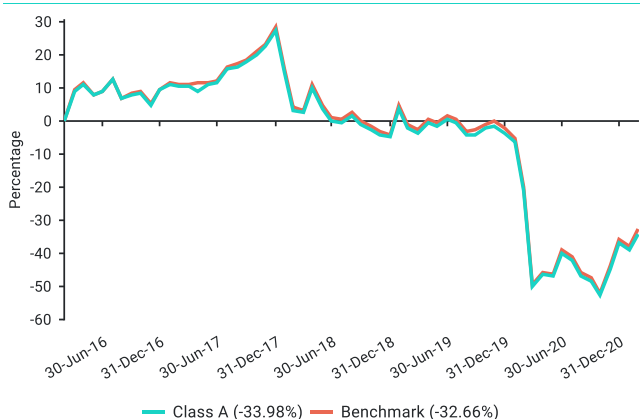
Class A Launch: 13 February 2013

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

Returns (%)	1yr	3yrs	5yrs	7yrs	Launch
Class A					
Class	-16.14	-13.89	-7.97	-0.82	-0.58
Benchmark	-15.75	-13.53	-7.60	-0.69	-0.30

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 (%) over 5 Years



Statistics (%)	1yr	3yrs	5yrs	7yrs	Launch
Class A					
Positive Months	5	13	30	48	55
Max Gain	39.93	39.93	39.93	82.23	97.68
Max Drawdown	-40.07	-57.19	-62.97	-62.97	-65.81
Highest	-16.14	2.44	16.74	46.67	46.67
Lowest	-51.70	-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.

Amount declared (cents per unit)

	Class A
14 April 20	68.94
14 July 20	41.01
20 October 20	16.46
19 January 21	46.23
In last 12 months	172.64
In 2020	296.38

1invest SA Property ETF

Quarterly update at 31 December 2020



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

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



Ann Sebastian

BSc (Hons)(Advanced Mathematics of Finance)
Portfolio manager

Commentary

Fund review

The fund has performed in-line with its benchmark over the quarter. The last FTSE/JSE rebalance saw no changes to the index constituents. Index performance was stronger relative to last quarter, as most stocks showed positive gains. Fortress REIT Ltd B Ord Shs, EPP NV and Hyprop Investments Ltd were the top three performers, with Fortress REIT Ltd B Ord Shs returning 100.67%. Investec Australia Property Fund, Liberty Two Degrees Ltd and Lighthouse Capital Ltd detracted from fund performance, with Liberty Two Degrees Ltd returning -13.09%.

Market overview

The steady climb in global markets continued, despite a resurgence in COVID-19 infections around the world. With many countries classifying this as a second wave, stricter lockdowns and restrictions were again being re-enforced, as was typical in the first half of 2020. Over Q4 2020, the MSCI World index was up +13.3%, whilst MSCI EM was up +19.02%. This relative strength in equity markets was bolstered by news of successfully trialled COVID-19 vaccines, with countries such as the USA and the UK signing deals for vaccine deployment. In South Africa, the local economy began to come under pressure again towards the end of the year, as fears of the second wave of the virus set in. This was followed, in early December, with news that both Moody's and Fitch had further downgraded South Africa's international credit rating by one notch and maintained a negative outlook. The Monetary Policy Committee now expects that the domestic economy will shrink by 7.3% in 2020, compared to the earlier estimates of an 8.2% contraction, before rebounding by 3.3% (previously 3.9%) in 2021 and 2.4% in 2022 (previously 2.6%). The annual rate of inflation eased to 3.2%/y/y in November 2020, down from 3.3%/y/y in October, but up from 3.0%/y/y in September and 3.1%/y/y in August. Policymakers indicate that reinstating fiscal credibility and lifting economic growth on a sustained basis remains some of the key challenges, and the response of the ruling party to the second wave of the pandemic remains crucial. Local indices were up over the quarter, including the Top 40 (+8.88%), All Share (+9.75%), the Capped SWIX ALSI (+11.45%), ALBI (+1.45%), and the STeFI (+0.97%).

Looking ahead

By all accounts and metrics, the world is in the midst of a second wave of the COVID-19 pandemic. From the USA to Japan, infection rates are once again spiking, and particularly in South Africa, the situation is dire. With further news of vaccines being trialled, improved and rolled out across most countries, there is more hopeful sentiment amongst nations in the battle against COVID-19. Policymakers will be empowered to do more over the coming months; however, vigilance needs to be maintained, as there is still significant uncertainty with how the pandemic will play out. With the US elections now behind us, and Biden poised to take office, all eyes will be intently watching short-term policy decisions and reforms, with a particular focus on US and China trade. Further stimulus packages to aid COVID-19 relief efforts will be a key area, as well as supporting healthcare infrastructure and job creation, as the US continues to be ravaged by the pandemic. Given the extremely high debt burden for both government and companies due to COVID-19, it is likely that an extended period of low interest rates will continue, with the possibility of further QE measures. Locally, there is still much scrutiny upon South Africa and the response of the ruling party to the pandemic. With the recent ratings downgrades by Moody's and Fitch, and the negative outlook for the country, the coming months are crucial in re-building confidence and positive sentiment around the local economy. Efforts to fight corruption are continuing, and this, combined with a successful response to the second wave of COVID-19, will go a long way in bolstering investor confidence in South Africa. The Rand also broke the R15.00 to the US\$ mark, and the months ahead will be crucial to see whether these gains continue. The upcoming February 2021 budget is going to be pivotal and there will be many eyes watching these developments closely.

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	Q4 2020	Q3 2020	Change
Domestic Cash & Mny Mkt	1.60	0.62	0.98
Domestic Property	98.40	99.38	-0.98

The portfolio adhered to its portfolio objective over the quarter.

Fund classes

Class	Type	Price (cpu)	Units	NAV (Rand)
A	Retail	2,772.49	24,353,000.00	675,184,554.52

All data as at 31 December 2020.

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

1invest SA Property ETF



Important information update at 28 February 2021

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 28 February 2021.

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

Manager

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

STANLIB

Third Party Manager

1INVEST Fund Managers (Pty) Ltd
An authorised financial services provider, FSP No. 49955
Reg. No. 2018/339947/07
17 Melrose Boulevard, Melrose Arch, 2196
Email: www.1invest.co.za
Website: info@1invest.co.za

1invest

Trustee

Absa Bank Limited
Reg. No. 1986/003934/06
Absa Investor Services, 2nd Floor, 160 Jan Smuts, Rosebank, 2196
Telephone: +27 (0)11 501 5447