

## Investment Policy and Objectives

The objective of this fund is to maximise long-term total return, that is, both capital and income growth.

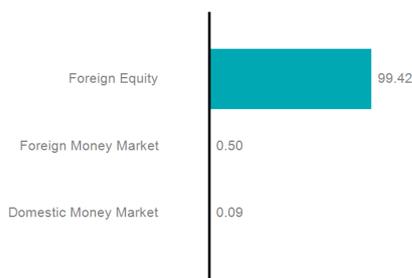
## Annualised Performance (%)\*

	1 year	3 years	5 years	10 years	Since Inception
Class A	-7.14	-0.50	8.43	7.03	9.62
Sector	-1.33	2.11	9.87	6.52	-
Benchmark	-6.82	2.69	12.58	9.85	12.88
Rank (Class A)	-	-	-	-	-
Lowest Return over 12 Rolling Months	-19.67	-19.67	-19.67	-51.77	0.00
Highest Return over 12 Rolling Months	7.02	36.30	42.82	45.71	0.00

\*Annualized Return: is the weighted average compound growth rate over the performance period measured. The performance is calculated for the portfolio. The individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. Figures quoted are from Morningstar for the period ending 31 January 2018 for a lump sum, using NAV-NAV prices and do not take any upfront manager's charge into account. Income distributions are declared on the ex-dividend date. Actual investment performance will differ based on the upfront manager's charge applicable, the actual investment date and the date of reinvestment of income.

## Asset Allocation (%)

### Portfolio



## Portfolio Facts

<b>Portfolio Size</b>	R 2'115.92 million
<b>Sector Classification</b>	Global - Real Estate - General
<b>Income Distribution</b>	Net revenue is calculated daily and distributed bi-annually.
<b>Income Declaration</b>	30 June & 31 December
<b>Benchmark</b>	S&P Developed REIT

### Class A

<b>Launch Date</b>	24 Dec 2004
<b>Minimum Investment</b>	
Lump Sum	R5,000
Debit Order Per Month	R500
<b>ISIN No.</b>	ZAE000060612
<b>JSE Code</b>	SIPF
<b>Total Expense Ratio **</b>	1.87%
<b>Maximum Portfolio Charges</b>	
Upfront Charge: Manager	0.00%
Upfront Charge: Intermediary	3.42%
Total Service Charge	1.14%
Service Charge Intermediary Portion	0.34%

Fees are quoted inclusive of VAT.

\*\* Please refer to page 2 under "Statutory Disclosure and General Terms & Conditions"

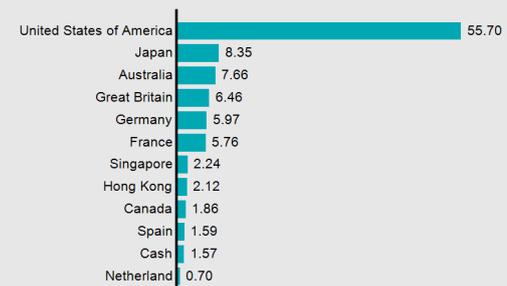
## Highlights

- Developed in response to the growing requirement for broader international diversification options.

## Cumulative Performance - Last 5 years



## Country Allocation (%)



## Income Distribution

	Paid in the last 12 months	Paid during 2017	2017 payments as a % of year end price
Class A	0.00 cpu	0.00 cpu	0.00 %

## Top Holdings(% of Fund)

STANLIB Global Property Fund B	99.42
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## Risk Rating

Conservative	Moderate	Aggressive
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## Franchise

STANLIB's International Franchise offers portfolios to retail investors across various asset classes (cash, bonds, equities and property) as well as risk-profiled managed solutions to suit investors' risk profiles.

It goes without saying that the managers selected in this franchise have to be best of breed in their areas of specialisation. But most importantly, they must also reflect our client service ethos and our passion for investments.

## Fund Features

A feeder fund invests in an underlying roll-up fund. A roll-up fund does not regularly distribute dividends or interest because income is used to buy additional shares.

The fund invests predominantly in listed property shares mainly through Real Estate Investment Trusts (REITs) which offer investors exposure to real estate properties and mortgages through a JSE-listed instrument. The fund's intention is to remain fully invested in property. Cash and money market investments are limited to a maximum of 5% of the fund if considered necessary.

## Risk

The possible risks associated with this fund include general market and economic risks such as interest rate, exchange rate and bond yield fluctuations and geographical risk in that it includes funds held globally.

Where exposure to foreign investments are included in the fund there may be additional risks, such as possible constraints on liquidity and the return of funds to South Africa, macroeconomic risks, political risks, tax risks, settlement risks and possible limitations on the availability of market information.

## Statutory Disclosure and General terms & Conditions

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 the future. An investment in the participations of a CIS in securities is not the same as a deposit with a banking institution. CIS are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees and charges and maximum commissions is available on request from STANLIB Collective Investments (RF) (PTY) Ltd (the Manager). Commission and incentives may be paid and if so, would be included in the overall costs. Forward pricing is used. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. Liberty is a full member of the Association for Savings and Investments of South Africa. The Manager is a member of the Liberty Group of Companies.

This portfolio is valued on a daily basis at 24h00. Investments and repurchases will receive the price of the same day if received prior to 15h00.

The Total Expense Ratio (TER) of a portfolio is a measure of the portfolio's assets that were relinquished as operating costs expressed as a percentage of the daily average value of the portfolio calculated over a period of usually a financial year. Typical expenses which are deducted from a portfolio include service charges, taxes, trustee fees and audit fees.

This portfolio is a feeder fund that invests in a single portfolio of a collective investment scheme, which levies its own charges and which could result in a higher fee structure for the feeder fund.

The manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The manager has a right to close the portfolio to new investors in order to manage the portfolio more efficiently in accordance with its mandate.

Additional information about this product, including brochures, application forms and annual or quarterly reports, can be obtained from the Manager, free of charge, and from the website: [www.stanlib.com](http://www.stanlib.com). The prices of unit trust funds are calculated and published on each working day. These prices are available on the Manager's website and in the South African printed news media.

The Total Expense Ratio (TER) for this class or portfolio is indicated above, for the period from 01 Jan 2015 to 31 Dec 2017. A higher TER ratio 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.

Trustees : Standard Chartered Bank, 4 Sandown Valley Crescent, Sandton, 2196, Tel: 011 217 6600

## Portfolio Manager

### Keillen Ndlovu

Beginning his property career at Standard Bank Properties in 2004, he became a listed property analyst at STANLIB in 2005 and now manages the STANLIB Property Income Fund, STANLIB Global Property Feeder Fund and co-manages the STANLIB Aggressive Income Fund.



## Quarterly Comments

### Fund overview

The underlying USD denominated fund outperformed the benchmark by 2.15% for the quarter delivering gross USD total returns of 5.01% versus the benchmark's 2.86%. For the 2017 full year, the fund achieved 8.01% gross total returns versus the benchmark's 7.14%. In local currency terms, the returns for the feeder fund were a negative 4.36% for the quarter due to the South African rand strengthening against the dollar. The biggest contributors to outperformance were our overweight positions in the UK stocks like British Land, Londonmetric and Capital & Counties as well as US mall REITs like Simon Property Group and Taubman Centers. Our holdings in German residential stocks, which are not part of the benchmark, also helped to deliver positive performance. There was a mixed bag of stocks that contributed negatively to performance.

### Market overview

There was a lot of corporate activity across major markets. This helped to boost portfolio returns. In the UK, Hammerson made an offer to take over Intu. Intu has been a perennial underperformer. Unibail Rodamco, the largest pan-European mall landlord announced its intention to take over Westfield Plc, an Australian based global mall REIT. If the transaction goes ahead, Unibail-Rodamco will become the largest listed mall REIT in the world. In the US, Brookfield Property Partners made an offer to acquire General Growth Properties. General Growth Properties owns some of the best malls and is one of the largest in the US. All of this corporate action has been driven by mall REITs trading at discounts to NAV of over 25% due to concerns that online shopping will continue to grow at the expense of physical retail. The negative sentiment around mall REIT had been worsened by a number of stores closures in the US, mainly department stores. This sentiment has unfortunately spread to other markets such as Europe. However, Europe has been barely impacted by this and has much lower exposure to department stores as well as retail space per capita compared to the US. The growth in online shopping continues to be a good driver for industrial and logistics focused REITs share price performance as well as earnings growth. Global Logistics Properties, a major Asian industrial and logistics player, will be privatized and delisted in early 2018. One trend that seems to be picking up is the growth in co-working and flexible office work space. The market is assessing its future impact on traditional office players.

### Outlook

Global listed property is trading at a discount to net asset value of about 5% and is offering a one-year forward yield of 4.2% assuming 5.2% earnings growth. Markets are forecasting a number of Fed interest rate hikes this in 2018. This could lead to some short-term volatility in the listed property space. Property fundamentals remain good in general and are backed by positive

## Contact Details

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## Total Expense Ratio, Transaction Costs & Total Investment Charge

**Total Expense Ratio (TER):** This 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 a rolling three years (where applicable) 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 cannot be regarded as an indication of future TERs.

**Transaction Costs (TC):** The percentage of the value of the fund as costs relating to the buying and selling of the Fund's underlying assets. Transaction costs 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):** The percentage of the value of the Fund incurred as costs, relating to the investment of the Fund. As fund returns are reported after deducting all fees and expenses, these costs (the TER & TC) should not be deducted from the fund returns. It is the sum of the TC & TER.

## TER and Transaction Costs Breakdown

Fund Class	12 Month TER	36 Month TER	36 Month TC	36 Month TIC
A	2.03%	1.87%	0%	1.87%

TER + TC = TIC

Where a transaction cost is not readily available, a reasonable best estimate has been used. Estimated transaction costs may include Bond, Money Market and FX Costs (where applicable)