

STANLIB Global Property Feeder Fund

Fund features



Quality global property assets

The fund invests primarily in leading global real estate investment trusts (REITs) that build, manage and acquire new property assets.



Consistent, growing global income

A primary driver for stock selection is the quality of underlying income and the REIT's ability to generate a growing income stream.



Active management

Regional and sector weightings can be tilted in favour of the most promising investment opportunities over the medium to long term.



Potential for long-term capital growth in a diversified fund

Diversified property exposure across major developed markets such as the US, Canada, UK, continental Europe, Australia, New Zealand, Japan, Singapore and Hong Kong.



Keillen Ndlovu
Head of Listed Property

Global Listed Property still offers positive US\$ total returns, even with higher global yields

1 Year	Bull case	Base case	Bear case
Total Return (Income and Capital)	20.20%	13.46%	6.12%
Assumption 1: US 10 Year Bond Yield (Current 2.71%)	2.50%	3.00%	3.50%
Assumption 2: Exit Yield (Current 4.44%)	4.04%	4.29%	4.60%
Assumption 3: Earnings Growth	5.00%	5.00%	5.00%

4 Years (Rising interest rates but lower than long-term average)	Bull case	Base case	Bear case
Total Return (Income and Capital)	8.88%	7.60%	6.40%
Assumption 1: US 10 year Bond Yield (Current 2.71%)	3.00%	3.50%	4.00%
Assumption 2: Exit Yield (Current 4.44%)	4.59%	4.84%	5.09%
Assumption 3: Average Earnings Growth	5.00%	5.00%	5.00%

Fund aim

To generate superior long-term, risk-adjusted returns based on thorough fundamental research.

Fund details

Inception	December 2004
Size	R1.87 billion
Class	B1
Risk	Aggressive

Performance

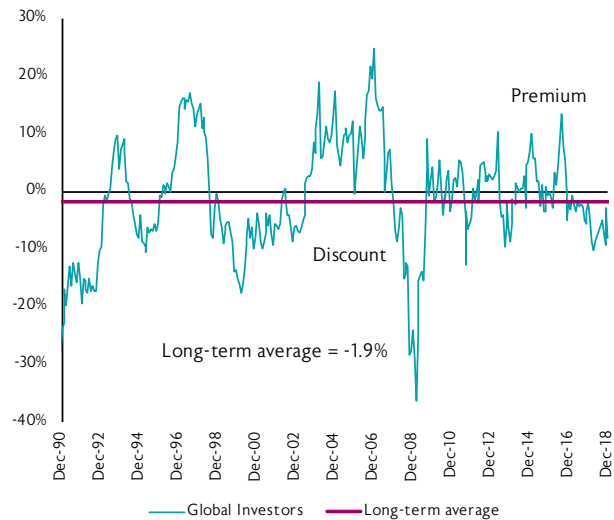
Fund Class B1					
	1 Year	3 Years	5 Years	7 Years	10 Years
Fund	9.30	-3.46	10.13	14.18	13.44
Benchmark	9.86	-0.26	12.38	16.94	15.88
High	20.48	34.86	36.95	46.75	46.75
Low	-12.86	-19.27	-19.27	-27.87	-27.87

Source: Morningstar, as at 31 December 2018

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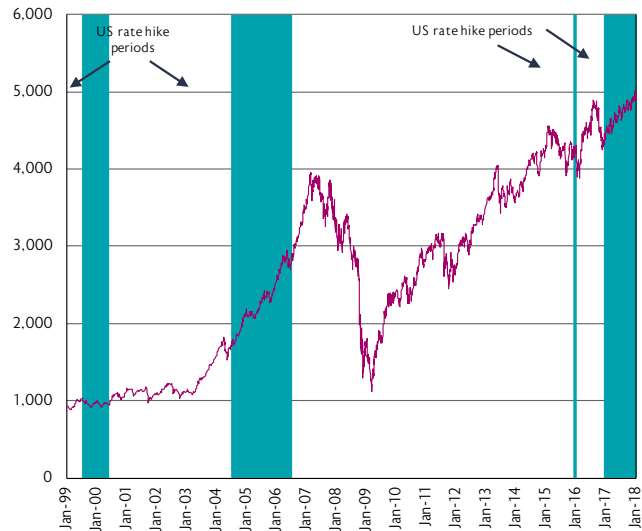
Opportunity in an undervalued market

Global listed property is trading at a discount of 10% relative to its long-term average.



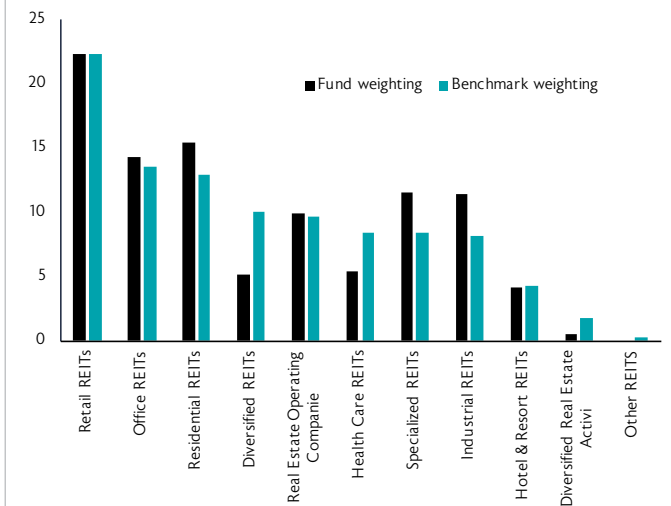
US Federal Reserve interest rate cycle

Planned US rate hikes support global property valuations.



Access to diversified global property sectors

The fund provides access to various global property sectors that are not available in SA.



Portfolio commentary

The fund delivered a -3.7% rand return for the fourth quarter of 2018 compared with a benchmark return of -4.5%. It benefited from rand depreciation against the dollar, underweight in North America and overweighting in defensive German exposure.

With US 10-year bond yields falling from 3.1% to 2.7% during 4Q18, we believe global property prices are starting to reflect concerns that economic data might start to weaken, cap rates may rise or finance costs will increase.

US interest rate hikes, global trade wars, geopolitical tensions and US and UK political uncertainty could continue to cause some volatility in the short term. We believe property fundamentals remain good in general and are backed by positive economic growth prospects.

Disclaimer

A Feeder Fund portfolio is a portfolio that invests in a single portfolio of a collective investment scheme, that levies its own charges, which could result in a higher fee structure for the Feeder Fund. CIS are traded at ruling prices and can engage in borrowing and scrip lending. Performance has been calculated using net NAV to NAV numbers, including actual initial and all ongoing fees, with income reinvested on the reinvestment date. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Collective investment schemes in securities are generally medium to long-term investments. The value of participatory interests may go down as well as up and past performance, forecasts and commentary are not necessarily a guide to future performance. A portfolio of a collective investment scheme in securities may also engage in scrip lending. Where different classes of participatory interests apply to certain portfolios, they would be subject to different fees and charges. A schedule of fees and charges and maximum commissions is available on request from the Manager. The manager does not provide any guarantee either with respect to the capital or the return of a portfolio. Liberty is a member of the Association of Savings and Investment of South Africa. The Manager is a member of the Liberty group of companies. Contact details of Trustees: Standard Chartered Bank, 4 Sandown Valley Crescent, Sandton, 2196. Telephone +27 (0)11 291 8042. STANLIB Collective Investments (RF) Pty Limited (Reg. No. 1969/003468/07). STANLIB Collective Investments (RF) Pty Limited is registered and approved under the Collective Investment Schemes Control Act. 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.

Fund facts

- Managed by STANLIB's award winning property team
- The fund aims to be fully invested in global listed property at all times
- The income generated by underlying investments is automatically reinvested

STANLIB

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STANLIB is an authorised financial service provider

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