

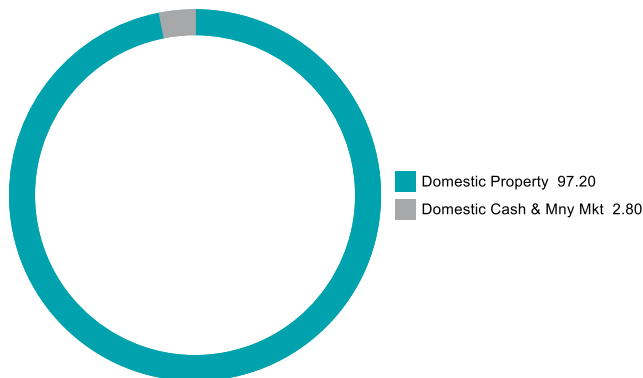
STANLIB Property Income Fund

Monthly update at 31 July 2020

STANLIB

Holdings

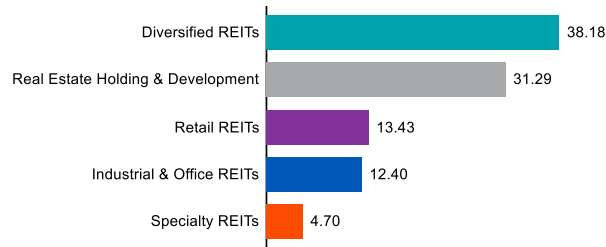
Asset allocation (%)



Top holdings (%)

NEPI Rockcastle PLC	18.31
Growthpoint Properties Ltd	16.14
Redefine Properties Ltd	8.31
Equities Property Fund Ltd	8.24
Resilient REIT Ltd	7.59
Fortress REIT Ltd A	6.31
Investec Property Fund	5.26
Stor-Age Property REIT Ltd	4.57
Sirius Real Estate Ltd	4.36
Investec Australia Property Fund	3.82

Equity allocation (Subsector) (%)



Performance and Income

Class B1 Launch: 02 January 2007

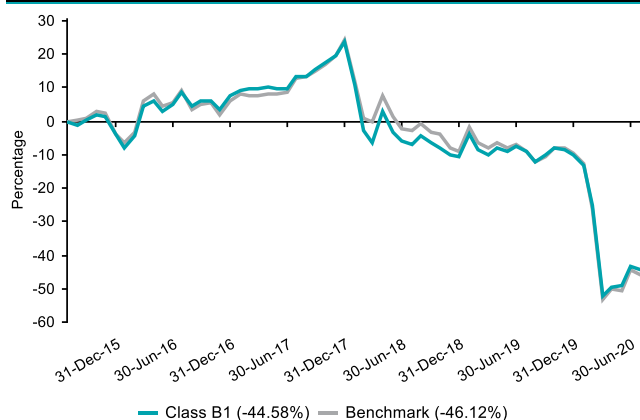
Class A Launch: 16 September 2002

Benchmark: FTSE/JSE All Property Index (J803T) from 01/10/2018; FTSE/JSE SA Listed Property Index (J253T) from launch.

Returns (%)	1yr	3yrs	5yrs	7yrs	10yrs
Class B1					
Class	-38.96	-21.19	-11.14	-2.69	3.34
Rank/Out of	20/40	30/38	21/30	9/21	5/16
Sector Average	-37.38	-18.85	-10.05	-2.54	2.97
Benchmark	-40.70	-21.77	-11.62	-3.21	3.03
Class A					
Class	-39.18	-21.47	-11.46	-3.06	2.94

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	10yrs
Class B1					
Positive Months	5	15	30	48	75
Max Gain	19.13	19.13	34.29	92.46	210.14
Max Drawdown	-48.45	-61.57	-61.57	-61.57	-61.57
Highest	1.97	15.94	26.38	46.75	46.75
Lowest	-47.18	-47.18	-47.18	-47.18	-47.18
Class A					
Highest	1.62	15.54	25.87	46.08	46.08
Lowest	-47.37	-47.37	-47.37	-47.37	-47.37

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 B1	Class A
30 September 19	2.88	2.46
31 December 19	16.25	10.93
31 March 20	4.21	3.99
30 June 20	3.87	3.66
In last 12 months	27.21	21.04
In 2019	35.57	28.84

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 Property Income 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 15h00. Forward pricing is used. Investments and repurchases will receive the price of the same day if received prior to 15h00.

This portfolio is permitted to invest in foreign securities. Should the portfolio include any foreign securities these could expose the portfolio to any of the following risks: 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.

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 31 July 2020.

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).

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