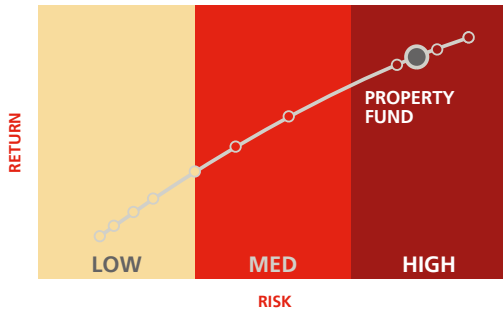


FACT SHEET/MINIMUM DISCLOSURE DOCUMENT

PROPERTY

RISK/RETURN PROFILE:



INVESTOR PROFILE:

Investors who seek exposure to South African listed property as part of a diversified portfolio. Alternatively, investors looking for a growing income stream but who are willing to be exposed to capital volatility. The recommended investment horizon is 5 years or longer.

FUND OBJECTIVE:

The Fund seeks to maximise long-term growth from investing in South African listed property markets.

INCEPTION DATE:

9 July 2020

TOP 10 HOLDINGS*

1. Growthpoint Properties Ltd	17.7%
2. NEPI Rockcastle PLC	17.6%
3. Redefine Properties	11.7%
4. Resilient REIT Ltd	7.9%
5. Hyprop Investments Ltd	6.8%
6. RDI REIT PLC	6.8%
7. Equites Property Fund Ltd	6.0%
8. SA Corporate Real Estate Ltd	5.6%
9. Stor-Age Property REIT Ltd	5.4%
10. Vukile Property Fund Ltd	4.3%

*As at 30 June 2021

INVESTMENT MANDATE:

The Fund is an actively managed portfolio investing primarily in South African listed property instruments and assets in liquid form. The Fund may invest in other collective investment schemes and in financial derivative instruments. No direct investment in physical property may be made.



ASISA CATEGORY:
South African – Real Estate – General



BENCHMARK:
FTSE/JSE All Property Index



INVESTMENT HORIZON:
5 years or longer



INCOME DECLARATION:
Quarterly (March, June, September and December)

ASSET ALLOCATION

SA Listed Property	98.4%
SA Cash	1.6%

INVESTMENT OPTIONS

Minimum lump sum investment
Minimum monthly debit order

A CLASS	D CLASS
R10 000	R20 million
R500 pm	n/a

ANNUAL MANAGEMENT FEES (excl. VAT)

Prudential

A CLASS	D CLASS
1.00%	0.70%

EXPENSES (incl. VAT)

Total Expense Ratio (TER)
Transaction Costs (TC)
Total Investment Charges (TIC)

A CLASS	D CLASS
1.17%	0.83%
0.15%	0.15%
1.32%	0.98%

FUND MANAGERS:



YUSUF MOWLANA
B Bus. Sc. and CFA.

Yusuf joined Prudential in October 2018 and is the joint-Portfolio Manager of the Prudential Equity, Property and Enhanced SA Property Tracker Funds. He is also responsible for the property allocations within Prudential's multi-asset funds as well as equities for Namibian clients.

Yusuf joined Prudential from Allan Gray where he spent five years as an investment analyst, covering companies across various sectors, with a special focus on listed property. He currently has eight years' industry experience.

Yusuf holds a B.BusSc from the University of Cape Town, is a qualified Chartered Accountant and CFA Charterholder.

HOW TO INVEST

📞 0860 105 775

🌐 prudential.co.za

✉️ query@myprudential.co.za

📄 Application forms

Application forms and all required documentation must be faxed to **+27 11 263 6143** or e-mailed to **instructions@myprudential.co.za**.

DISCLAIMER

Prudential Portfolio Managers Unit Trusts Ltd (Registration number: 1999/0524/06) is an approved CISA management company (#29). Assets are managed by Prudential Investment Managers (South Africa) (Pty) Ltd, which is an approved discretionary Financial Services Provider (#45199). The Trustee's/Custodian details are: Standard Bank of South Africa limited – Trustees Services & Investor Services. 20th Floor, Main Tower, Standard Bank Centre, Heerengracht, Cape Town. Prudential Portfolio Managers (South Africa) (Pty) Ltd ("PPMSA") is part of the same corporate group as the Prudential Assurance Company. The Prudential Assurance Company is a direct subsidiary of M&G plc, a company incorporated in the United Kingdom. Neither PPMSA or the Prudential Assurance Company are affiliated in any manner with Prudential Financial, Inc., a company whose principal place of business is in the United States of America or Prudential plc, an international group incorporated in the United Kingdom.

Collective Investment Schemes (unit trusts) are generally medium-to long-term investments. Past performance is not necessarily a guide to future investment performance. Unit trust prices are calculated on a net asset value basis. This means the price is the total net market value of all assets of the unit trust fund divided by the total number of units of the fund. Any market movements – for example in share prices, bond prices, money market prices or currency fluctuations - relevant to the underlying assets of the fund may cause the value of the underlying assets to go up or down. As a result, the price of your units may go up or down. Unit trusts are traded at the ruling forward price of the day, meaning that transactions are processed during the day before you or the Manager know what the price at the end of the day will be. The price and therefore the number of units involved in the transaction are only known on the following day. The unit trust fund may borrow up to 10% of the fund value, and it may also lend any scrip (proof of ownership of an investment instrument) that it holds to earn additional income. A Prudential unit trust fund may consist of different fund classes that are subject to different fees and charges. Where applicable, the Manager will pay your financial adviser an agreed standard ongoing adviser fee, which is included in the overall costs of the fund. A Collective Investment Schemes (CIS) summary with all fees and maximum initial and ongoing adviser fees is available on our website. One can also obtain additional information on Prudential products on the Prudential website. The Fund may hold foreign securities including foreign CIS funds. As a result, the fund may face material risks. The volatility of the fund may be higher and the liquidity of the underlying securities may be restricted due to relative market sizes and market conditions. The fund's ability to settle securities and to repatriate investment income, capital or the proceeds of sales of securities may be adversely affected for multiple reasons including market conditions, macro-economic and political circumstances. Further, the return on the security may be affected (positively or negatively) by the difference in tax regimes between the domestic and foreign tax jurisdictions. The availability of market information and information on any underlying sub-funds may be delayed. The Manager may, at its discretion, close your chosen unit trust fund to new investors and to additional investments by existing investors to make sure that it is managed in accordance with its mandate. It may also stop your existing debit order investment. The Manager makes no guarantees as to the capital invested in the fund or the returns of the fund. Excessive withdrawals from the fund may place the fund under liquidity pressure and, in certain circumstances, a process of ring fencing withdrawal instructions may be followed. Fund prices are published daily on the Prudential website. These are also available upon request. The performance is calculated for the portfolio. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. Purchase and repurchase requests must be received by the Manager by 13h30 (11h30 for the Money Market Fund) SA time each business day. All online purchase and repurchase transactions must be received by the Manager by 10h30 (for all Funds) SA time each business day.