STERLING INVEST PROPERTY FUND

31 January 2022

OBJECTIVE

This portfolio is designed to deliver capital growth to clients over a long term time horizon through property exposure. It has an aggressive allocation to growth assets, where up to 100% of the portfolio will typically be invested in property. The portfolio will hold offshore exposure to enhance returns and diversify risk over regions. The aggressive return target could introduce periods of high volatility over the short term.

INVESTMENT GUIDELINES

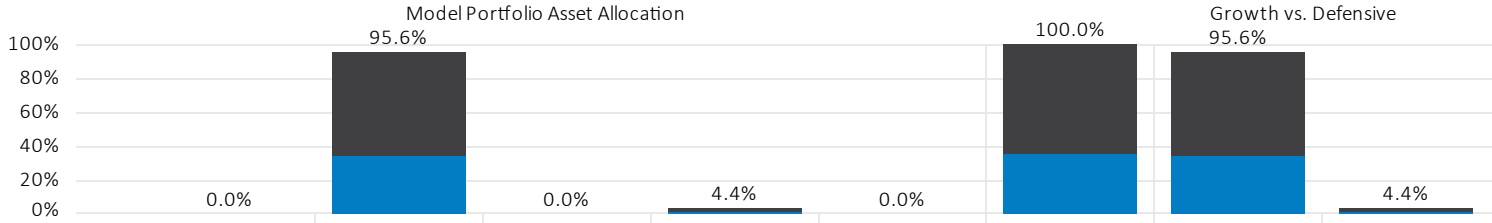
Reg 28	No
Expected Max Equity	0.00%
Expected Max Offshore	80.00%
Real Return Target	CPI+5%
Income	High
Drawdown	High
Investment Horizon	7yrs+

RISK PROFILE

LOW | LOW-MED | MEDIUM | MED-HIGH | **HIGH**

MODEL ASSET ALLOCATION

31 December 2021



	Equity	Property	Fixed Interest	Cash	Other	Total	Growth	Defensive
Local		60.5%		3.3%		63.7%	60.5%	3.3%
Offshore		35.2%		1.1%		36.3%	35.2%	1.1%
Total		95.6%		4.4%		100.0%	95.6%	4.4%

FUND RETURNS

Returns are net of fund fees. Returns greater than 1 year are annualised.
Individual client returns may differ from model portfolio returns.

Fund Returns	Model %	Rating	3m	6m	YTD	1yr	3yr	5yr	10yr	SI *	Vol 5y	Draw **
Nedgroup Inv Global Property Feeder (Resolution)	**30.0%**	Tier 1	-0.8%	6.7%	-9.0%	21.2%	13.6%	10.8%		18.7%	16.4%	
Catalyst SCI Flexible Property Fund	**25.0%**	Tier 2	4.0%	11.7%	-5.0%	35.6%	-0.5%	1.8%		27.2%	20.7%	
Sesfikile BCI Property Fund	**25.0%**	Tier 1	6.2%	12.3%	-3.4%	36.4%	-3.7%	-2.1%	8.1%	26.0%	23.2%	
Nedgroup Inv Property Fund (Bridge)	**10.0%**	Tier 3	5.3%	14.7%	-3.8%	41.2%	-9.5%	-9.0%	3.3%	42.7%	21.7%	
1nvest Capped Property Index Tracker	**10.0%**		6.6%	11.7%	-2.8%	36.2%	-10.0%	-8.3%		24.1%	26.3%	
Sterling Invest Property Fund			**3.9%**	**11.5%**	**-5.4%**					**28.3%**		
SA Flexible Property Sector			**5.0%**	**11.0%**	**-4.4%**	**33.2%**	**-1.6%**	**-1.3%**	**7.0%**	**25.1%**	**19.9%**	**-47.3%**
SA CPI+5%			**2.5%**	**5.5%**	**1.0%**	**10.9%**	**9.3%**	**9.4%**	**10.1%**	**10.1%**		

Sterling Invest Property Fund inception date: 01 February 2021 | * Since inception is calculated from the month following inception date
Returns shown may represent a fee class different to the actual return received by the investor.

Sources: FE Analytics and Fund Manager
*** Drawdown is a 14 year calculation (if available)*

MODEL FEES

Base Fee (ex vat):	0.76%
Performance Fee and other costs (ex vat):	0.06%
Vat:	0.07%
Model TER:	0.89%
Transaction costs:	0.13%
Model TIC:	**1.02%**
Discretionary Management Fee (ex vat):	**0.35%**

Current Net Yield: 4.48%

These are estimated weighted average fees, based on clean fees at benchmark. Therefore, fees reflected may differ from the end investor's fee due to platform variations on fee classes and rebates.

TERs for the underlying funds are calculated on the average annualised costs incurred over the last 3 years, as per ASISA reporting standards, and are therefore not necessarily reflective of the current costs to investors.

Sterling Invest

Portfolio Managers: Ebrahim Moola and Faheem Paruk
Email: info@sterlinginvest.co.za
Web: www.sterlinginvest.co.za
Phone: +27 31 309 7861
For more information:
www.sterlinginvest.co.za/sterling-invest-model-portfolios

This factsheet is not an advertisement, but is provided exclusively for information purposes and should not be regarded as an offer or solicitation to purchase, sell or otherwise deal with any particular investment. A model portfolio is not a unit trust, it is a collection of Collective Investment Scheme/Unit Trust funds held under a single account with an administrative FSP. Model portfolios are only available to clients of authorised FSPs. There are risks associated with the underlying investments and past performance is not necessarily an indication of future performance. Performance is not guaranteed and therefore an investor may not get back the initial amount invested. A model management fee will be charged by Fundhouse, in addition the underlying Collective Investment Schemes will levy their own charges. No commission or incentives may be paid to Fundhouse. This document is protected by copyright and may not be copied, reproduced, sold or distributed without prior written consent.

Fundhouse Investment Advisors (Pty) Ltd (FSP 43960) and Sterling Invest (Pty) Ltd (FSP 46577) are authorised financial services providers

FUNDHOUSE
investment clarity