

As at 30 April 2026

Model Inception Date: 01 February 2021

Overview

This is an aggressive portfolio for investors wishing to save for retirement through a diversified portfolio. It has maximum exposure to growth assets within the Regulation 28 limits, aiming to maximise returns while still being compliant with the Pension Fund Act. The portfolio is suited to investors with long term time horizons, aiming to optimise their risk/return trade off over rolling 6 year periods

Objective

1. Aims to achieve inflation plus 5% per annum over rolling 5+ year periods
2. Income generated through property fund distributions

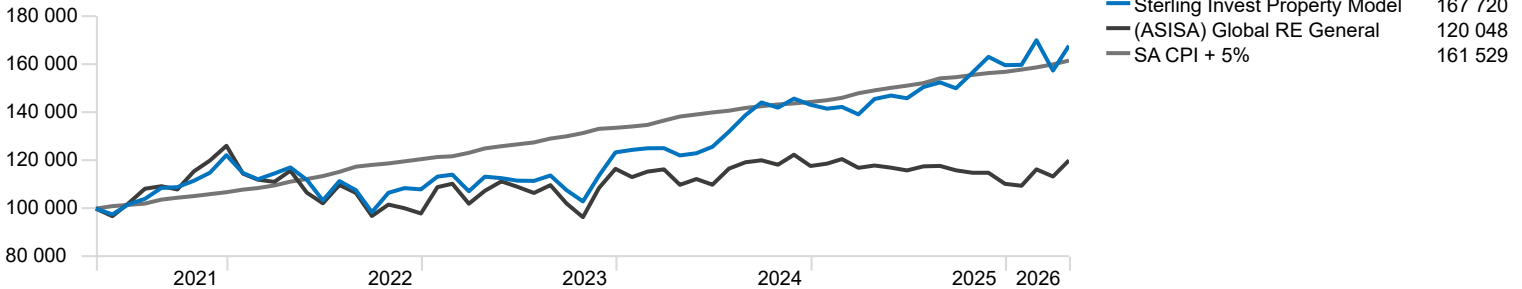
Investment Guidelines

Model Size	R288 166 046
Regulation 28 Compliant	No
ASISA Classification	Global RE General
Expected Maximum Equity	5%
Expected Maximum Offshore	80%
Real Return Target	SA CPI + 5% p.a.
Risk Profile	High
Client objective	Growth
Investment Horizon	6+ years

Cumulative Performance

Growth of R100,000 investment

Time Period: 2021/05/01 to 2026/04/30



Fund Returns

	3 Months	6 Months	YTD	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Sterling Invest Property Model Historic	4.06	6.61	4.31	14.62	13.25	10.66	—	12.39	2021/02/28
Nedgroup Inv Global Property FF B	10.99	7.22	10.33	4.51	5.88	5.39	—	5.62	2016/07/11
Sesfikile BCI Property B2	-1.16	7.48	0.12	27.85	23.29	16.69	5.99	11.39	2011/11/01
Catalyst SCI SA Property Equity Fund B	-1.30	7.27	-0.11	25.68	22.44	15.94	3.72	10.16	2008/03/01
Sesfikile BCI Global Property A2	12.20	5.72	10.37	4.77	4.54	4.42	—	4.65	2016/06/20
Catalyst SCI Flexible Property Fund C	3.63	6.46	3.31	14.98	14.28	11.53	—	6.26	2019/04/23
(ASISA) Global RE General	9.64	4.49	8.84	1.81	3.78	3.72	4.03	8.72	2000/10/31
SA CPI + 5%	2.37	3.83	2.99	8.30	8.92	10.07	9.84	13.57	1980/02/29

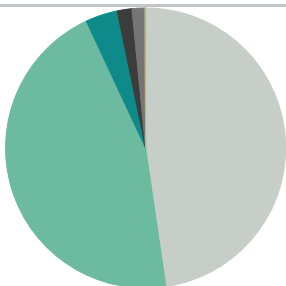
Returns are net of fund fees. Returns greater than 1 year are annualised.

Individual client returns may differ from model portfolio returns.

Sterling Invest Balanced Fund inception date: 01 February 2021 | * Since inception is calculated from the month following the model's inception date.

Returns shown may represent a fee class different to the actual return received by the investor.

Asset Allocation



	%
● Non-SA Property	47.7
● SA Property	45.4
● SA Equity	3.7
● SA Cash	1.7
● Non-SA Cash	1.4
● Non-SA Other	0.1
● Non-SA Equity	0.1
● SA Bond	0.0
Total	100.0

Manager Allocation

	%
Nedgroup Inv Global Property FF B	30.00
Sesfikile BCI Property B2	25.00
Catalyst SCI SA Property Equity Fund B	17.50
Sesfikile BCI Global Property A2	15.00
Catalyst SCI Flexible Property Fund C	12.50

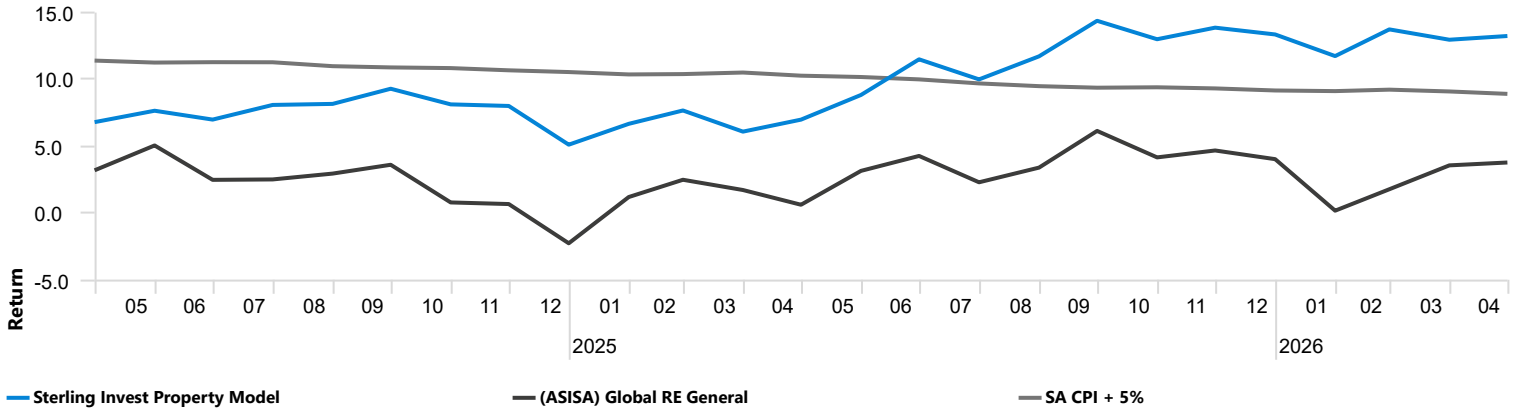
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Rolling Returns

Time Period: 2021/05/01 to 2026/04/30

Rolling Window: 3 Years 1 Month shift



Top 10 Holdings

New Europe Property Investment Ord	7.97
Growthpoint Properties Ltd.	5.84
Vukile Property Fund	4.67
Welltower Inc	4.55
Redefine Properties Ltd.	4.47
Hyprop Investments Ltd	4.18
Equinix Inc	3.60
Prologis Inc	2.51
Resilient REIT Ltd	2.44
Digital Realty Trust Inc	2.17
Total	42.40

Source: Morningstar Direct

MODEL PORTFOLIO FEES

Base Fee	0.87%	
Discretionary Management Fee	0.35%	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 and rebates.
Performance Fee and other costs	0.04%	
Transaction Costs	0.14%	TERs for the underlying funds are calculated on the average annualised costs incurred over the last 3 years, as per the ASISA reporting standards, and are therefore not necessarily reflective of the current costs to investors.
VAT	0.21%	
Model Total Investment Charge	1.61%	



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