STANLIB Property Income Fund

Fund information update at 31 July 2026

What is the fund's objective?

The fund's primary objective is to provide investors with a steady source of income and capital growth over time.

What does the fund invest in?

The fund invests predominantly in listed property shares, mainly through real estate investment trusts, which offer investors exposure to real estate properties through JSE-listed instruments. The fund's intention is to remain fully invested in property.

What possible risks are associated with this fund?

General market risks include a decline in property values, general market conditions, a rise in interest rates, currency volatility, economic conditions, share selection, and bond-yield fluctuations. Where exposure to foreign investments is included in the fund there may be additional risks, such as potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, tax risks, settlement risks, and potential limitations on the availability of market information.

Risk rating				
Conservative	Moderately conservative	Moderate	Moderately aggressive	**Aggressive**

What is the suggested investment period for this fund?

Minimum period					
1 Month	6 Months	1 Year	**3 Years**	5 Years	7 Years

Who should consider investing in this fund?

Investors choose this fund for steady and growing income and capital growth over time. They are comfortable with the diversification away from equities and cash that is provided by this fund.

Income

Distribution Net income is calculated and accrued daily and is declared and distributed quarterly.

Declaration 31 March, 30 June, 30 September, 31 December

General fund information

Manager(s) Rademeyer Vermaak
Size (NAV) R 3.83 billion
Classification South African - Real Estate - General
Benchmark FTSE/JSE All Property Index (J803T)
Regulation 28 Does not apply

	Class C3
Launch	03 August 2020
ISIN number	ZAE000288502
JSE code	SPIFC3

Minimum investment requirements -

Lump sum	R 5,000
Monthly	R 500

What are the costs to invest in this fund?

Maximum charges including VAT	
	Class C3
Initial fee (adviser)	3.450%
Annual fee (manager)	0.978%
Performance fee	N/A

Annual fee (manager) - this is a service charge (% based) applicable to each class of a fund, that is levied on the value of your portfolio. It is calculated and accrued daily and recovered monthly from the income awaiting distribution in the fund.

Cost ratios (annual) including VAT as at 30 June 2026	
	Class C3
Based on period from:	01/07/2023
Total Expense	0.99%
Performance Fee	0.00%
Transaction Costs	0.17%
Total Investment Charge	1.16%
1 Year Total Expense	1.00%

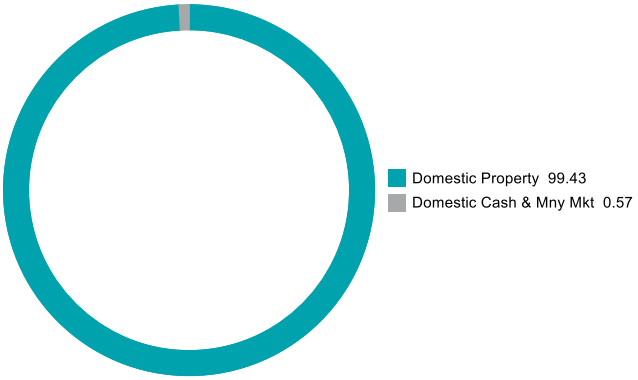
Total Expense (TER): This ratio shows the charges, levies and fees relating to the management of the portfolio and is expressed as a percentage of the average net asset value of the portfolio, calculated over the period shown and annualised to the most recently completed quarter. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER should not be regarded as an indication of future TERs.
Transaction Costs (TC): This ratio shows the percentage of the value of the fund incurred as costs relating to the buying and selling of the fund's underlying assets. TC are a necessary cost in administering the fund and impacts fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of fund, investment decisions of the investment manager and the TER.
Total Investment Charges (TIC): This ratio is simply the sum of the TER and TC, showing the percentage of the value of the fund incurred as costs relating to the investment of the fund. It should be noted that performance figures account for all costs included in the TIC ratio, so you should not deduct the TIC from performance figures, the performance is already net of the TIC.

STANLIB Property Income Fund

Monthly update at 31 July 2026

Holdings

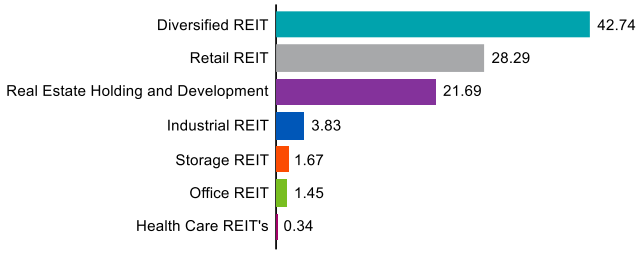
Asset allocation (%)



Top holdings (Alphabetical)

Attacq Ltd
Equites Property Fund Ltd
Fairvest Ltd B
Fortress Real Estate Investments Ltd
Growthpoint Properties Ltd
Hyprop Investments Ltd
NEPI Rockcastle NV
Redefine Properties Ltd
Resilient REIT Ltd
Vukile Property Fund Ltd

Equity allocation (Subsector) (%)



Performance and Income

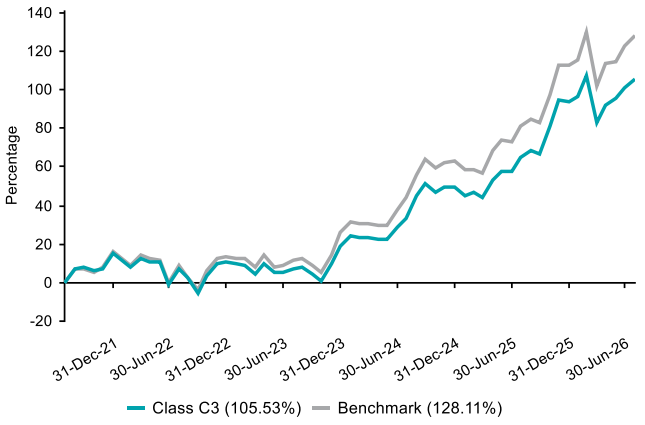
Class C3 Launch: 03 August 2020

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

Returns (%)	1yr	2yrs	3yrs	5yrs	Launch
Class C3					
Class	24.53	24.00	24.26	15.50	17.35
Benchmark	26.11	25.91	26.75	17.86	19.71

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	2yrs	3yrs	5yrs	Launch
Class C3					
Positive Months	9	17	24	35	41
Max Gain	25.61	55.10	105.43	119.70	218.79
Max Drawdown	-11.85	-11.85	-11.85	-18.34	-20.46
Highest	41.44	45.45	45.45	62.58	62.58
Lowest	9.87	9.87	-2.74	-12.33	-12.33

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 C3
30 September 25	1.88
31 December 25	10.18
31 March 26	1.58
30 June 26	7.27
In last 12 months	20.91
In 2025	19.82

STANLIB Property Income Fund

Important information update at 31 July 2026

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 2026.

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).

Contact details

Manager

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Investment Manager

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