

Minimum Disclosure Document

As of 30/09/2025

Fund Objective

MDD Issue Date: 16/10/2025

This Rand denominated global listed property equity feeder fund will, apart from assets in liquid form, consist solely of units in the approved, Catalyst Global Real Estate UCITS Fund ("underlying fund") under the MLC Global Multi Strategy UCITS Fund Plc domiciled in Ireland. The fund has a medium to long term investment horizon and has a total return objective comprising both income return and capital appreciation.

Fund Strategy

The underlying fund will seek to achieve its objective primarily through investing in global real estate securities listed on recognised exchanges around the world. These assets will consist of permitted investment in assets in liquid form and exchange rate swaps, equity securities, fixed income securities, securities in listed entities that are backed by real estate property, closed ended property companies that are involved in the developing, letting and management of properties, for the sole purpose of hedging exchange rate risk, the fund may invest in listed and unlisted financial instruments (derivatives).

Fund Information

Ticker	CGRE
ISIN	ZAE000164752
Portfolio Manager	Jamie Boyes CA (SA) & Ryan Cloete CA (SA)
ASISA Fund Classification	Global-Real Estate-General
Risk Profile	Moderate
Benchmark	FTSE EPRA/NAREIT Developed Rental Index NTR (ZAR)
Fund Size	R 1,103,818,740
Portfolio Launch Date	01/07/2009
Fee Class Launch Date	01/03/2012
Minimum Lump Sum Investment	R 10,000
Minimum Monthly Investment	R 500
Income Declaration Date	December
Income Payment Date	1st business day of January
Portfolio Valuation Time	15:00
Transaction Cut Off Time	15:00
Daily Price Information	Local media & www.sanlamunitrusts.co.za
Repurchase Period	2-3 business days

Fees (Incl. VAT)

B-Class (%)

Maximum Initial Advice Fee	—
Maximum Annual Advice Fee	1.15
Manager Annual Fee	—
Total Expense Ratio	1.43
Transaction Cost	0.12
Total Investment Charges	1.55
Performance Fee	—
TER Measurement Period	01 July 2022 - 30 June 2025

Total Expense Ratio (TER) is the percentage value of the Financial Product that was incurred as expenses relating to the administration of the Financial Product. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER may not necessarily be an accurate indication of future TER's.

Transaction Cost (TC) is the percentage value of the Financial Product that was incurred as costs relating to the buying and selling of the assets underlying the Financial Product. Transaction Costs are a necessary cost in administering the Financial Product and impacts Financial Product 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 Financial Product, the investment decisions of the investment manager and the TER.

Total Investment Charges (TER + TC) is the total percentage value of the Financial Product that was incurred as costs relating to the investment of the Financial Product. Performance fees are incentive fees earned by the manager for performance in excess of the benchmark.

Performance fees form part of the cost structure of the fund and are included in the Total Expense Ratio. Please visit www.sanlamunitrusts.co.za for a detailed list of our funds that charge performance fees together with their calculation methodologies.

Effective 1 December 2024, SCI will change a monthly administration fee of R23 (VAT Inclusive) on retail investors whose total investment value is less than R50 000. Clients with an active recurring monthly debit order will not be levied this fee.

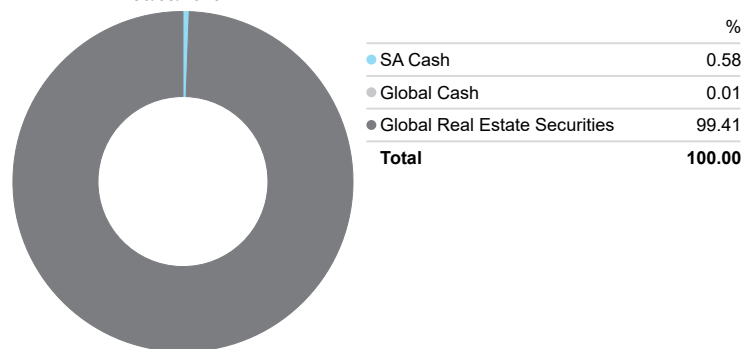
The feeder fund invests into a non-distributing fee class of the underlying fund, hence no income will be available for distribution.

Top Ten Holdings

Avalonbay Communities Inc
Digital Realty Trust
Equinix Inc
Gaming & Leisure Properties
Invitation Homes
Prologis
Simon Property Group, Inc
Unibail - Rodamco - Westfield
Vici Properties Inc
Welltower Reit Inc

Asset Allocation

Portfolio Date: 30/09/2025



Annualised Performance (%)

	Fund	Benchmark
1 Year	-4.77	-1.79
3 Years	5.63	7.74
5 Years	3.75	5.82
Since Inception	11.22	11.66

Cumulative Performance (%)

	Fund	Benchmark
1 Year	-4.77	-1.79
3 Years	17.86	25.09
5 Years	20.22	32.66
Since Inception	324.11	347.42

Highest and Lowest Annual Returns

Time Period: Since Inception to 31/12/2024

Highest Annual %	41.56
Lowest Annual %	-22.20

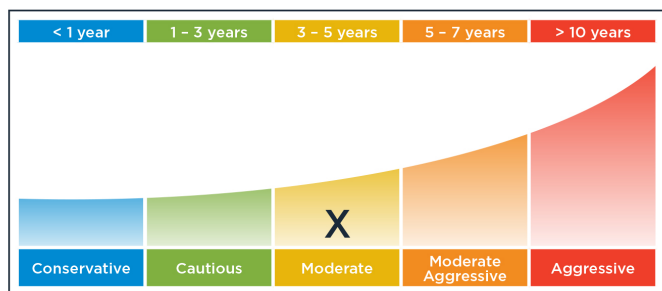
Risk Statistics (3 Year Rolling)*

Standard Deviation	16.70
Sharpe Ratio	-0.05
Information Ratio	-0.57
Maximum Drawdown	-15.65

Annual Distribution (Cents Per Unit)

31/12/2024	0.07cpu
31/12/2023	0.04cpu

Risk Profile



Glossary Terms

Annualised Returns

Annualised return is the weighted average compound growth rate over the period measured.

Asset Allocation

Asset allocation is the percentage holding in different asset classes (i.e. equities, bonds, property, etc.). It is used to determine the level of diversification in a portfolio.

Capital Volatility

Volatility is a measure of 'risk' and refers to the extent to which the price of an investment or capital value fluctuates over a certain period of time. Funds with high volatility usually offer the potential for higher returns over the longer term than low volatility funds.

Cumulative Returns

Cumulative return is the total growth experienced over the period measured.

Derivatives

Derivatives are instruments generally used as an instrument to protect against risk (capital losses), but can also be used for speculative purposes. Examples are futures, options and swaps.

Distributions

The income that is generated from an investment and given to investors through monthly, quarterly, biannual or annual distribution pay-outs.

Diversification

This is a strategy designed to reduce risk within a portfolio by combining a variety of investments (or asset classes) such as equities, bonds, cash or property, which are unlikely to all move in the same direction at the same time. This is designed to reduce the risk (and protect against capital losses) within a portfolio. Diversification allows for more consistent performance under a wide range of economic conditions as it smoothes out the impact of negative market events. The positive performance of some investments or asset classes should neutralize the negative performance of others.

Financial Instruments

Derivatives also known as financial instruments (such as a future, option, or warrants) whose value derives from and is dependent on the change in value of an underlying asset (such as a commodity, currency, or security) to protect against risk (capital losses).

Fund Objective

The fund objective is the portfolio's core goal.

Fund Strategy

The fund strategy is the way that the fund is managed to achieve the fund objective.

Information Ratio

The Information Ratio measures the market risk-adjusted performance of an investment or portfolio. The greater a portfolio's Information Ratio, the better its risk-adjusted performance has been compared to the market in general.

LISP (Linked Investment Service Provider)

A Linked Investment Service Provider is a financial institution which packages, distributes and administers a broad range of unit trust investments.

Maximum Drawdown

The maximum drawdown measures the highest peak to trough loss experienced by the fund.

Participatory Interests

When you buy a unit trust, your money is pooled with that of many other investors. The total value of the pool of invested money in a unit trust fund is split into equal portions called participatory interests or units. When you invest your money in a unit trust, you buy a portion of the participatory interests in the total unit trust portfolio. Participatory interests are therefore the number of units that you have in a particular unit trust portfolio.

Sharpe Ratio

The Sharpe Ratio measures total risk-adjusted performance of an investment or portfolio. It measures the amount of risk associated with the returns generated by the portfolio and indicates whether a portfolio's returns are due to excessive risk or not. The greater a portfolio's Sharpe ratio, the better its risk-adjusted performance has been (i.e. a higher return with a contained risk profile, where the portfolio manager is not taking excessive risk to achieve those returns).

Standard Deviation

Standard deviation (also called monthly volatility) is a measure of how much returns on an investment change from month to month. It is typically used by investors to gauge the volatility expected of an

Tax Free Savings Account

This Fund qualifies as a tax free investment according to section 12T of the Income Tax Act, with effect from 1 March 2015. South African individuals qualify for the associated tax benefits namely no tax on dividends, income or capital gains whilst still enjoying all the benefits of a unit trust. Note contributions to tax free investments are limited to R36 000 per tax year, with a lifetime limit of R500 000. Amounts invested in excess of these permissible thresholds are taxable.

Additional Information

All reasonable steps have been taken to ensure the information on this MDD is accurate. The information to follow does not constitute financial advice as contemplated in terms of the Financial Advisory and Intermediary Services Act. Use or rely on this information at your own risk. Independent professional financial advice should always be sought before making an investment decision. The Sanlam Group is a full member of the Association for Savings and Investment SA. Collective investment schemes are generally medium- to long-term investments. Please note that past performances are not necessarily a guide to future performances, and that the value of investments / units / unit trusts may go down as well as up. A schedule of fees and charges and maximum commissions is available on request from the Manager, Sanlam Collective Investments (RF) Pty Ltd, a registered and approved Manager in Collective Investment Schemes in Securities. Additional information of the proposed investment, including brochures, application forms and annual or quarterly reports, can be obtained on request from the Manager, free of charge. Collective investments are traded at ruling prices and can engage in borrowing and scrip lending. Collective investments are calculated on a net asset value basis, which is the total market value of all assets in the portfolio including any income accruals and less any deductible expenses such as audit fees, brokerage and service fees. Actual investment performance of the portfolio and the investor will differ depending on the initial fees applicable, the actual investment date, and the date of reinvestment of income as well as dividend withholding tax. Forward pricing is used. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The performance of the portfolio depends on the underlying assets and variable market factors. Performance is based on NAV to NAV calculations with income reinvestments done on the ex-div date. Lump sum investment performances are quoted. The portfolio may invest in participatory interests of other unit trust portfolios. These underlying funds levy their own fees, and may result in a higher fee structure for our portfolio. All the portfolio options presented are approved collective investment schemes in terms of Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The Manager may borrow up to 10% the market value of the portfolio to bridge insufficient liquidity. The fund may from time to time invest in foreign countries and therefore it may have risks regarding liquidity, the repatriation of funds, political and macroeconomic situations, foreign exchange, tax, settlement, and the availability of information. The fund may invest in financial instruments (derivatives) for efficient portfolio management purposes. The Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. Management of the portfolio is outsourced to Catalyst Fund Managers SA (Pty) Ltd, (FSP) Licence No. 36009 an Authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act, 2002. Sanlam Collective Investments (RF) (Pty) Ltd retains full legal responsibility for the co-named portfolio. Standard Bank of South Africa Ltd is the appointed trustee of the Sanlam Collective Investments scheme. Sources of Performance and Risk Data: Morningstar Direct, INET BFA and Bloomberg. *A Feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges and could result in a higher fee structure for the feeder fund.* The risk free asset assumed for the calculation of Sharpe ratios: STEFI Composite Index. The highest and lowest 12-month returns are based on a calendar year period over 10 years or since inception where the performance history does not exist for 10 years. Obtain a personalised cost estimate before investing by visiting www.sanlamunittrustsmdd.co.za and using our Effective Annual Cost (EAC) calculator. Alternatively, contact us at 0860 100 266.

Manager Information

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Investment Manager:

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Portfolio Manager Comment

Market Commentary September 2025

The fund benchmark, the FTSE EPRA/NAREIT Developed Rental Net Total Return Index, recorded a net total USD return of 0.79% for the month of September. The best performing listed real estate market was the UK, which recorded a total USD return of 2.55% for the month. Europe (Ex UK) recorded the lowest total USD return of -0.63%. Year to date (YTD), the fund benchmark has returned 8.60% in USD, and the best performing market has been Hong Kong (31.88%) whilst the US (4.44%) has been the worst performing market.

The best performing sectors globally for the month in USD were Malls (+8.14%), Lab Space (+7.76%), and Hotels (+7.35%). The worst performing sectors were Cold Storage (-7.14%), Student Housing (-3.67%), and Data Centres (-1.45%). Year to date, the best performing sectors globally are Health Care (+31.23%), Diversified (+29.09%) and Malls (+28.64%). The worst performing sectors are Cold Storage (-34.24%), Data Centres (-10.85%) and Lab Space (-5.70%).

Global markets navigated a mixed macroeconomic backdrop in September 2025, characterized by cautious central bank policy shifts, and uneven growth across major economies. Investor sentiment oscillated between optimism over potential rate cuts in early 2026 and concerns about slowing labor markets, particularly in the United States.

United States

The U.S. economy continued to show signs of cooling in August, as the labor market moderated further. Non-farm payrolls increased by +22 000, below consensus expectations of +75 000, marking the second consecutive month of sub-trend job growth. The unemployment rate edged up to 4.3% from 4.2%, its highest level since early 2024, suggesting that labor demand is gradually rebalancing.

Headline CPI inflation rose marginally to 2.9% year-over-year (YoY), up from 2.7% in August, while core inflation remained stable at 3.1%. The Federal Reserve cut its policy rate for the first time since December 2024, shifting its policy rate range down from 4.25%–4.50% to 4.00–4.25%, during its September meeting.

Eurozone

In the Eurozone, economic activity remained subdued, with Q2 GDP growth rising by a modest 0.1% quarter-over-quarter, meeting Bloomberg consensus estimates. Inflation declined slightly to 2.0% year-over-year for the August period, down from 2.1% in May, and rose to 2.2% for the September period, matching consensus estimates and reaching its highest level in five months driven by energy and services.

The European Central Bank (ECB) kept its three key interest rates unchanged i.e., the deposit facility rate, main refinancing operations and the marginal lending facility rate remained unchanged at 2.00%, 2.15% and 2.40% respectively. The ECB offered limited guidance on the future direction for interest rates but commented that inflation is currently around their 2.0% medium-term target and that it will continue to employ a data-dependent approach as opposed to pre-committing to a specific path for interest rates.

United Kingdom

The UK economy continues to wrestle with sticky inflation as headline CPI remained at 3.8% YoY, matching expectations of 3.8% for the August period and consistent with the preceding month. Core inflation, however, moderated slightly to 3.6% from 3.8% in the preceding month, suggesting some easing of domestic price pressures. Wage growth remained robust at 4.7% year-over-year, matching Bloomberg consensus estimates and modestly exceeding the previous month's growth of 4.6%.

The Bank of England (BoE) held the Bank Rate at 4.00%, emphasizing the need to see more decisive evidence of inflation convergence before adjusting rates, as the BoE governor commented that future cuts will need to be made "gradually and carefully" as inflation remains above the BoE's 2.0% target.

The estimated forward funds available for distribution (FAD) yield for the global listed real estate sector is 5.08% with a 4-year annual compound FAD growth of 5.29%.

Source of data: Bloomberg, Company Information and Catalyst Fund Managers