MINIMUM DISCLOSURE DOCUMENT | 31 AUGUST 2026

PORTFOLIOMETRIX FR SA PROPERTY FUND (A)

INVESTMENT OBJECTIVE

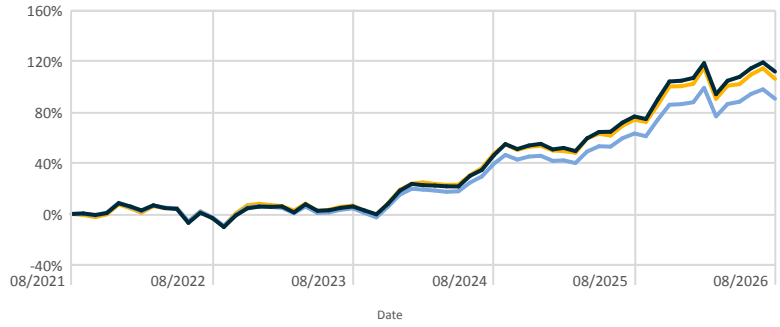
The Portfoliometrix FR SA Property Fund is a real estate portfolio with a primary objective to provide the investor with a high income and long term capital appreciation found through investing in South African listed property securities.

INVESTMENT POLICY

The investable universe of the portfolio will be equity and property securities, property collective investment schemes, property loan stock, fixed interest securities, debentures, preference shares, non-equity securities and assets in liquid form. The portfolio will invest at least 80% of the market value of the portfolio in shares listed in the FTSE / JSE Real Estate industry group and may include other high yielding securities from time to time. Up to 10% of the portfolio may be invested in shares outside the defined sectors in companies that conduct similar business activities as those in the defined sectors. The portfolio may from time to time invest in listed and unlisted financial instruments. The manager may also include forward currency, interest rate and exchange rate swap transactions.

PERFORMANCE (Net of Fees)

Performance: 5 years



Cumulative (%)	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund	19.97	99.98	111.87	90.43	109.21
Fund Benchmark	18.54	93.48	106.24	57.22	66.96
ASISA Category	16.81	82.48	90.60	46.88	54.44

Annualised (%)	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund	19.97	25.99	16.20	6.65	6.86
Fund Benchmark	18.54	24.61	15.58	4.63	4.71
ASISA Category	16.81	22.20	13.77	3.92	3.98

Inception date: 15 Jul 2015

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

Risk Statistics
Fund/Fund Benchmark

Standard Deviation	1 Year	3 Years	Maximum Drawdown	1 Year	3 Years
Fund	18.61%	15.20%	Fund	-11.18%	-11.18%
Fund Benchmark	18.88%	15.54%	Fund Benchmark	-11.41%	-11.41%
Highest and Lowest: Calendar year performance since inception					
Fund	High	38.60%	Fund Benchmark	High	36.94%
	Low	-27.94%		Low	-34.49%

MONTHLY RETURNS (%)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2026	1.1	5.6	-11.2	5.5	1.5	3.3	2.1	-3.3	-	-	-	-	3.51
2025	-2.9	0.8	-1.6	6.7	3.1	0.1	4.4	2.8	-1.1	8.9	7.3	0.3	31.96
2024	4.5	-0.8	-0.2	-0.5	-0.1	6.8	3.7	8.6	6.0	-2.5	1.8	0.9	31.12
2023	-0.1	0.3	-4.5	6.3	-4.7	0.4	1.9	1.1	-2.9	-3.1	8.3	9.6	11.82
2022	-2.4	-2.7	3.8	-2.0	-0.7	-10.5	8.4	-4.0	-7.4	10.1	5.7	1.3	-2.39
2021	-2.7	8.4	3.8	9.7	-1.4	2.0	-0.7	6.7	0.4	-1.2	1.5	7.6	38.60

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

FUND INFORMATION

Portfolio Manager:	PortfolioMetrix Asset Management
Launch date:	15 Jul 2015
Portfolio Value:	R 1 385 153 149
NAV Price (Fund Inception):	100 cents
NAV Price as at month end:	114.58 cents
JSE Code:	PMPFA
ISIN Number:	ZAE000203170
ASISA Category:	SA Real Estate General
Fund Benchmark:	FTSE/JSE SA Listed Property Total Return Index (J253T)
Minimum Investment Amount:	None
#Monthly Fixed Admin Fee:	Refer page 2 notes
Valuation:	Daily
Valuation time:	15:00
Transaction time:	14:00
Regulation 28:	No

FEE STRUCTURE

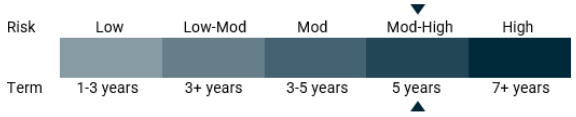
Annual Service Fee:	1.24% (Incl. VAT)
Performance Fee:	None
*** Total Expense Ratio (TER):**	Jun 26 : 1.10% (PY: 1.10%)
Performance fees incl in TER:	Jun 26 : 0.00% (PY: 0.00%)
Portfolio Transaction Cost:	Jun 26 : 0.13% (PY: 0.17%)
Total Investment Charge:	Jun 26 : 1.23% (PY: 1.27%)
	All percentages include VAT, where applicable

Income Distribution (cpu)

Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
0.44	-	-	2.59	-	-
Mar-26	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**
0.14	-	-	1.96	-	-

Date of Income Declaration:	31 Mar/30 Jun/30 Sep/31 Dec
Date of Income Payment:	2nd working day of Apr/Jul/Oct/Jan

RISK PROFILE



Moderate Risk / Moderate- High Risk (Property Funds)

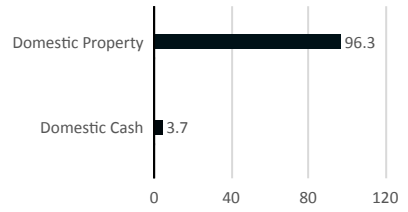
- This portfolio carries exposure to mainly property securities.
- Property by nature is a moderate to high risk investment.
- Where the asset allocation contained in this MDD reflects offshore exposure, the portfolio is exposed to currency risks.
- The portfolio is exposed to interest rate risks and is sensitive to inflation and interest rate cycles.
- The portfolio is suitable for medium to long term investment horizons.

PORTFOLIOMETRIX FR SA PROPERTY FUND (A)

MINIMUM DISCLOSURE DOCUMENT | 31 AUGUST 2026

PORTFOLIO HOLDINGS

Effective Exposure (%)



Top Holdings (%)	As at 31 Jul 2026
NEPI Rockcastle NV	14.0
Growthpoint Properties Ltd.	10.7
Redefine Properties Ltd.	10.5
Vukile Property Fund	9.5
Fortress REIT Ltd	9.0
Hyprop Investments Ltd	7.1
Equites Property Fund Ltd	6.0
Fairvest Ltd	5.0
Resilient REIT Ltd	4.9
Attacq Limited	4.1

INFORMATION AND DISCLOSURES

Risks

Certain investments - including those involving futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors. Where foreign securities are included in the portfolio there may be additional risks such as potential constraints on liquidity and repatriation of funds, macroeconomic risk, political risk, foreign exchange risk, tax risk, settlement risk as well as potential limitations on the availability of market information.

* Total Expense Ratio (TER)

Please note: A higher TER ratio does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TER's. Transaction Costs 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, the investment decisions of the investment manager and the TER. The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 December 2025, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 30 June 2026.

Effective Annual Cost:

Fundrock Collective Investments adopted the ASISA Standard on Effective Annual Cost ("EAC"). The EAC measure allows you to compare charges on your investments as well as their impact on your investment returns prior to investing. For further information regarding the ASISA Standard on Effective Annual Cost and access to the EAC calculator please visit our website at www.fundrock.co.za. FR calculates the EAC as per the ASISA standard for a period of 3 years up till the most recent TER reporting period.

#Monthly Fixed Admin Fee: From 1 June 2026, the monthly minimum administration fee per investment account for investors who do not transact online will be: More than R100 000 – no minimum administration fee; R10 000 to R100 000 – R15 per month (excluding VAT); Less than R10 000 – R25 per month (excluding VAT).

Total Investment Charges

* Total Expense Ratio (TER)	Transactional Cost (TC)	Total Investment Charge (TER & TC)
1.10%	0.13%	1.23%
Of the value of the Fund was incurred as expenses relating to the administration of the Fund.	Of the value of the Fund was incurred as costs relating to the buying and selling of the assets underlying the Fund.	Of the value of the Fund was incurred as costs relating to the investment of the Fund.

FAIS Conflict of Interest Disclosure

Please note that your financial advisor may be a related party to the co-naming partner and/or FR. It is your financial advisor's responsibility to disclose all fees he/she receives from any related party. The portfolio's TER includes all fees paid by portfolio to FR, the trustees, the auditors, banks, the co-naming partner, underlying portfolios, and any other investment consultants/managers as well as distribution fees and LISP rebates, if applicable. The portfolio's performance numbers are calculated net of the TER expenses. The investment manager earns a portion of the service charge and performance fees where applicable. In some instances portfolios invest in other portfolios which form part of the FR Scheme. These investments will be detailed in this document, as applicable.

Investment Manager

Portfoliometrix Asset Management SA (Pty) Ltd is an authorised Financial Service Provider FSP 42383. Appointed sub-investment manager: Sesfikile Capital (Pty) Ltd (FSP 39946) | Sanlam Investment Management (Pty) Ltd (FSP 579).

- Additional information, including application forms, annual or quarterly reports can be obtained from FR, free of charge or can be accessed on our website www.fundrock.co.za.
- Valuation takes place daily and prices can be viewed on our website (www.fundrock.co.za) or in the daily newspaper.
- Actual annual performance figures are available to existing investors on request.
- Upon request the Manager will provide the investor with portfolio quarterly investment holdings reports.

Management Company Information

Fundrock Collective Investments (RF) (Pty) Limited
Catnia Building,
Bella Rosa Village, Bella Rosa Street,
Bellville, 7530
Tel: +27 (0)21 007 1500/1/2
+ Email: sa-clientsupport@fundrock.com + www.fundrock.co.za

Custodian / Trustee Information

The Standard Bank of South Africa Limited
Tel: 021 441 4100

DISCLAIMER

Fundrock Collective Investments (RF) (Pty) Ltd ("FR") is part of the Apex Group Ltd. FR is a registered Manager of the Fundrock Collective Investments Scheme, approved in terms of the Collective Investments Schemes Control Act, No 45 of 2002 and is a full member of ASISA. Effective 24/04/2026: Boutique Collective Investments (RF) (Pty) Ltd changed its name to Fundrock Collective Investments (RF) (Pty) Ltd. Collective Investment Schemes in securities are generally medium to long term investments. The value of participatory interests may go up or down and past performance is not necessarily an indication of future performance. FR does not guarantee the capital or the return of a portfolio. Collective Investments are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees, charges and maximum commissions is available on request. FR reserves the right to close the portfolio to new investors and reopen certain portfolios from time to time in order to manage them more efficiently. Additional information, including application forms, annual or quarterly reports can be obtained from FR, free of charge. Performance figures quoted for the portfolio are from Morningstar, as at the date of this minimum disclosure document for a lump sum investment, using NAV-NAV with income reinvested and do not take any upfront manager's charge into account. Income distributions are declared on the ex-dividend date. Actual investment performance will differ based on the initial fees charge applicable, the actual investment date, the date of reinvestment and dividend withholding tax.FR retains full legal responsibility for the third party named portfolio. Although reasonable steps have been taken to ensure the validity and accuracy of the information in this document, FR does not accept any responsibility for any claim, damages, loss or expense, however it arises, out of or in connection with the information in this document, whether by a client, investor or intermediary. This document should not be seen as an offer to purchase any specific product and is not to be construed as advice or guidance in any form whatsoever. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of FR's products. Access the FR Privacy Policy and the FR Terms and Conditions on the FR website (www.fundrock.co.za).