

# Nedgroup Investments Private Wealth Property Equity Fund

## Portfolio report for month ended 30 September 2022

| Details (Name of Instrument)                 | Share code | Holdings at 30 Jun 2022 | Holdings at 30 Sep 2022 | Market Value       | % of MV        |
|----------------------------------------------|------------|-------------------------|-------------------------|--------------------|----------------|
| <b>Exchange Securities - Local</b>           |            |                         |                         | <b>123 834 453</b> | <b>91.63%</b>  |
| <b>Consumer Services</b>                     |            |                         |                         | <b>3 520 000</b>   | <b>2.60%</b>   |
| <b>Travel &amp; Leisure</b>                  |            |                         |                         | <b>3 520 000</b>   | <b>2.60%</b>   |
| Southern Sun Ltd                             | SSU        | 0                       | 880 000                 | 3 520 000          | 2.60%          |
| Tsogo Sun Hotels Ltd                         | TGO        | 880 000                 | 0                       | 0                  | 0.00%          |
| <b>Financials</b>                            |            |                         |                         | <b>120 314 453</b> | <b>89.02%</b>  |
| <b>Financial Services</b>                    |            |                         |                         | <b>120 314 453</b> | <b>89.02%</b>  |
| <b>Real Estate Holding &amp; Development</b> |            |                         |                         | <b>25 383 698</b>  | <b>18.78%</b>  |
| Attacq Limited                               | ATT        | 439 000                 | 439 000                 | 2 941 300          | 2.18%          |
| Capital & Counties Properties Plc            | CCO        | 108 873                 | 135 873                 | 2 879 148          | 2.13%          |
| Lighthouse Capital Ltd                       | LTE        | 89 194                  | 93 006                  | 535 714            | 0.40%          |
| MAS Real Estate Incorporated                 | MSP        | 362 000                 | 362 000                 | 6 204 680          | 4.59%          |
| NEPI Rockcastle Plc                          | NRP        | 151 312                 | 151 312                 | 12 822 856         | 9.49%          |
| <b>Real Estate Investment Trusts</b>         |            |                         |                         | <b>94 930 755</b>  | <b>70.24%</b>  |
| Dipula Income Fund Ltd - B                   | DIB        | 1 922 061               | 1 922 061               | 7 553 699          | 5.59%          |
| Equites Property Fund Ltd                    | EQU        | 406 607                 | 406 607                 | 6 530 108          | 4.83%          |
| Fairvest Limited B                           | FTB        | 2 083 172               | 2 083 172               | 6 561 991          | 4.86%          |
| Fortress Income Fund Ltd - A                 | FFA        | 560 000                 | 560 000                 | 4 984 000          | 3.69%          |
| Fortress Income Fund Ltd - B                 | FFB        | 843 719                 | 843 719                 | 3 433 936          | 2.54%          |
| Growthpoint Properties Ltd                   | GRT        | 812 190                 | 812 190                 | 9 600 085          | 7.10%          |
| Hammerson Plc                                | HMN        | 582 714                 | 728 714                 | 2 667 093          | 1.97%          |
| Hyprop Investments Ltd                       | HYP        | 175 804                 | 175 804                 | 6 023 045          | 4.46%          |
| Investec Property Fund Ltd                   | IPF        | 316 000                 | 316 000                 | 3 248 480          | 2.40%          |
| Octodec Investments Ltd                      | OCT        | 765 567                 | 765 567                 | 6 782 923          | 5.02%          |
| Redefine Properties Ltd                      | RDF        | 1 889 420               | 1 889 420               | 6 650 758          | 4.92%          |
| Resilient Property Income Fund               | RES        | 185 822                 | 185 822                 | 8 889 724          | 6.58%          |
| Safari Investments Limited                   | SAR2       | 955 942                 | 955 942                 | 5 162 086          | 3.82%          |
| Stor-Age Property REIT Ltd                   | SSS        | 611 053                 | 611 053                 | 7 900 915          | 5.85%          |
| Vukile Property Fund Ltd                     | VKE        | 721 122                 | 721 122                 | 8 941 912          | 6.62%          |
| <b>Local Collective Investment Schemes</b>   |            |                         |                         | <b>4 821 453</b>   | <b>3.57%</b>   |
| Nedgroup Investments Global Property FF      | NEFCB      | 368 684                 | 369 152                 | 4 821 453          | 3.57%          |
| <b>Local Cash</b>                            |            |                         |                         | <b>6 496 590</b>   | <b>4.81%</b>   |
| <b>Local Cash On Call</b>                    |            |                         |                         | <b>5 251 423</b>   | <b>3.89%</b>   |
| Nedgroup Investments Money Market Fund       | NGMMC      | 609 408                 | 5 224 891               | 5 251 423          | 3.89%          |
| <b>Settlement Account</b>                    |            |                         |                         | <b>1 245 167</b>   | <b>0.92%</b>   |
| Settlement Account                           | SETTLEMENT | 6 630 660               | 1 242 779               | 1 245 167          | 0.92%          |
| <b>Foreign Assets</b>                        |            |                         |                         | <b>8</b>           | <b>0.00%</b>   |
| <b>Foreign Cash On Call</b>                  |            |                         |                         | <b>8</b>           | <b>0.00%</b>   |
| Bank of New York Mellon USD Cash Account     | USD        | 0                       | 0                       | 8                  | 0.00%          |
| <b>TOTAL ASSETS:</b>                         |            |                         |                         | <b>135 152 504</b> | <b>100.00%</b> |

Unit trusts are generally medium- to long-term investments. The value of units may go down as well as up and past performance is not necessarily a guide to the future. Unit trusts are traded at ruling prices and can engage in scrip lending and borrowing. Different classes of units may apply to these portfolios and are subject to different fees and charge. Unit trust prices are calculated on a net asset value basis, which is the total value of all assets in the portfolio including any income accruals and less any permissible deductions (brokerage, Uncertified Securities Tax, VAT, auditors fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio, divided by the number of units in issue. A schedule of maximum fees and charges is available on request from us. Fees and incentives may be paid and, if so, are included in the overall costs. Portfolios are valued daily at 15:00. Instructions must reach us before 14:00 (12:00 for Nedgroup Investments Money Market Fund) to ensure same day value.

A member of the Association for Savings & Investment SA  
Nedgroup Collective Investments Limited: Co. Reg. No. 1997/001589/06  
Address: PO Box 1510, Cape Town, 8000  
Trustees: The Standard Bank of South Africa Limited, PO Box 54, Cape Town, 8000



Portfolio report for month ended 30 September 2022

| Details (Name of Instrument) | Share code | Holdings at 30<br>Jun 2022 | Holdings at 30<br>Sep 2022 | Market Value | % of MV |
|------------------------------|------------|----------------------------|----------------------------|--------------|---------|
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