

Nedgroup Investments Property Fund

Portfolio report for month ended 31 December 2022

Details (Name of Instrument)	Share code	Holdings at 30 Sep 2022	Holdings at 31 Dec 2022	Market Value	% of MV
Exchange Securities - Local				1 054 386 703	90.31%
Financials				1 054 386 703	90.31%
Financial Services				1 054 386 703	90.31%
Real Estate Investment Trusts				1 004 913 103	86.07%
Accelerate Property Fund Ltd	APF	74 234 882	74 234 882	74 977 230	6.42%
Delta Property Fund Ltd	DLT	65 500 000	65 500 000	20 305 000	1.74%
Dipula Income Fund Ltd - B	DIB	24 467 716	24 467 716	100 317 635	8.59%
Emira Property Fund	EMI	4 900 000	4 900 000	50 421 000	4.32%
Equites Property Fund Ltd	EQU	4 000 000	4 000 000	67 360 000	5.77%
Fairvest Limited B	FTB	34 000 000	34 000 000	106 420 000	9.12%
Growthpoint Properties Ltd	GRT	4 000 000	4 000 000	58 160 000	4.98%
Indluplace Properties Ltd	ILU	23 472 921	23 472 921	70 418 763	6.03%
Investec Property Fund Ltd	IPF	4 300 000	4 300 000	41 194 000	3.53%
Octodec Investments Ltd	OCT	5 800 000	5 800 000	56 840 000	4.87%
Rebosis Property Fund Ltd	REB	47 000 000	47 000 000	7 520 000	0.64%
Resilient Property Income Fund	RES	800 000	800 000	43 000 000	3.68%
SA Corporate Real Estate Fund	SAC	18 750 000	18 750 000	45 000 000	3.85%
Safari Investments Limited	SAR2	2 138 875	2 138 875	12 405 475	1.06%
Spear REIT Ltd	SEA	13 000 000	13 000 000	98 540 000	8.44%
Stor-Age Property REIT Ltd	SSS	6 200 000	6 200 000	85 684 000	7.34%
Vukile Property Fund Ltd	VKE	5 000 000	5 000 000	66 350 000	5.68%
Real Estate Holding & Development				49 473 600	4.24%
NEPI Rockcastle Plc	NRP	480 000	480 000	49 473 600	4.24%
Local Cash				62 424 243	5.35%
Settlement Account				62 424 243	5.35%
Settlement Account	SETTLEMENT	31 957 411	63 211 889	62 424 243	5.35%
Foreign Assets				50 713 568	4.34%
Foreign Cash On Call				5 894 439	0.50%
Bank of New York Mellon GBP Cash Account	GBP	39 395	39 433	804 819	0.07%
Bank of New York Mellon USD Cash Account	USD	166 540	300 011	5 089 620	0.44%
Foreign Securities				44 819 129	3.84%
Grit Real Estate Income Group Ltd	GR1TLN	6 654 360	6 654 360	44 819 129	3.84%
TOTAL ASSETS:				1 167 524 514	100.00%

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 charges. 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, auditor's 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
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