

The background is a dark purple gradient. In the upper half, there are two white, stylized clouds and three small white stars. In the lower half, there is a white silhouette of a large tree with a wide canopy. To the right of the tree, there are two white silhouettes of people, an adult and a child, standing on a white, curved horizon line. To the right of the people is a green, stylized hut with a circular entrance. The overall style is minimalist and illustrative.

# Sygnia Listed Property Index Fund

A passively managed listed property portfolio that aims to deliver returns mirroring those of the FTSE/JSE SA Listed Property Index

## Risk profile

Low	Low to Medium	Medium	Medium to High	High
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# Investment objective and strategy

The Sygnia Listed Property Index Fund aims to replicate the performance of the FTSE/JSE Listed Property Index (J253T) by buying the constituent securities at the same weighting as in the index. This general real estate fund is passively managed to keep it in line with its objective and is constructed to match the constituents of the index as closely as possible. For efficient portfolio management, only derivative futures are allowed.

## FTSE/JSE Listed Property Index

The FTSE/JSE SA Listed Property Index consists of the 20 largest shares listed on the JSE in the Real Estate Investment and Services and the Real Estate Investment Trust sectors, with a primary listing on the JSE. A minimum free float of 15% is required for inclusion in the index. The weighting of the shares in the index is based on the relative size, or market capitalisation, of the relevant companies. The composition of the index is reviewed on a quarterly basis.

# Risk profile

The fund has a 100% strategic allocation to South African listed property. The structure of the fund is dictated by the composition of the FTSE/JSE SA Listed Property Index.

# What the fund invests in

Sector	Percentage	Allocation
Financials (incl. Real Estate)	99.9	<div></div>
Liquidity	0.0%	<div></div>

# Who should invest?

The Sygnia Listed Property Index Fund targets an overall 100% allocation to a concentrated selection of South African listed property shares and has a high risk profile. It is a suitable investment for investors seeking higher returns, those willing to tolerate higher volatility and those aiming to maximise capital accumulation over the longer term. The fund is a specialist product and should form part of a broadly diversified investment strategy.

# Fees

Initial fees	0.00% (excl. VAT)
Management fees	0.37% p.a. (excl. VAT)
Performance fees	N/A
Other expenses	0.04% (excl. VAT)
VAT	0.06%
Total expense ratio (TER)	0.47% (Dec 2024)
Transaction costs (TC)	0.08% (Dec 2024)
Total investment charge (TIC)	0.55% (Dec 2024)

Sygnia charges an annual management fee, calculated and accrued daily. This fee is payable monthly in arrears.



# Portfolio managers



**Wessel Brand**  
Head: Thematic  
BCom (Management Accounting), PGDip (Accounting)



**Anton Swanepoel**  
Head: Multi-Asset  
BCom (Investment Management), CFA

# Key facts

**Fund launch date**  
30 May 2013

**Class launch date**  
6 November 2013

**Fund size**  
R 420.00 Million

**Regulation 28**  
Non-compliant

**Benchmark**  
FTSE/JSE SA Listed Property Index

**Minimum investment period**  
3-5 years

**Disclosures**  
Sygnia does not provide advice and therefore does not charge advice fees. If a financial planner is appointed, initial and ongoing advice fees may be payable as agreed upon between you and your financial advisor. The payments of these fees are facilitated by the linked investment service provider (LISP) and not directly by Sygnia. 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 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.

**Disclaimer**  
The Sygnia Group is a member of the Association for Savings and Investment SA. Sygnia Collective Investments RF (Pty) Ltd is a registered and approved Manager in Collective Investment Schemes in Securities. Collective investment schemes are generally medium to long-term investments. Sygnia Asset Management (Pty) Limited (FSP 873), an authorised financial services provider, is the appointed investment manager of the Fund. The portfolio may invest in other unit trust portfolios which levy their own fees, and may result in a higher fee structure and that the value of investments / units / unit trusts may go down as well as up. Past performance is not necessarily a guide to future performance. Collective investments are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees and charges and maximum commissions is available from the Manager on request. Performance is based on NAV to NAV calculations with income reinvestments done on the ex-div date. Performance is calculated for the portfolio and the individual investor performance may differ as a result of initial fees, actual investment date, date of reinvestment and dividend withholding tax. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. 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. Forward pricing is used. All the portfolio options presented are approved collective investment schemes in terms of Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). 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 Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. A copy of the Minimum Disclosure Document (MDD) is available on our website: [www.sygnia.co.za](http://www.sygnia.co.za)