

Fund Objective

The Prime Property Fund is a property portfolio that seeks to sustain high long-term capital growth, specifically by providing a combination of high income and long-term capital appreciation.

Risk Profile*

Low	Low - Medium	Medium	Medium - High	High
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Portfolios in this category are tilted towards a high level of capital growth assets (equities) with reduced allocation to income generating assets (bonds). Due to the higher allocation to equities within these portfolios, the investment returns generated will be mostly of a capital nature. Statistical analyses of markets' returns indicate that investments in these portfolios have a high probability of producing inflation-beating returns over a medium to long-term investment horizon (5-10 years plus).

General Fund Information

Classification	South African RE General
Benchmark	FTSE/JSE SAPY (J253T)
Fund Inception Date	2013/12/05
Domicile	South Africa
Base Currency	Rand
Fund Size	R 389 083 843
Fund Size Date	2026/06/30
JSE Code	MCPFA
ISIN Number	ZAE000208534
Minimum Initial Investment	R 5 000
NAV Price (Month-End)	R 1,05
Income Distribution	Quarterly
Distribution Payment	3rd working day of Mar / Jun / Sep / Dec
Valuation Time	Daily 15:00 Month End 17:00
Transaction Cut-off	14:00
Regulation 28 Compliant	No
Issue Date	30 June 2026

Distributions

Last Distribution Date	06/2026	03/2026	12/2025
Last Distribution (Rand per unit)	0,016	0,003	0,019

Fund Universe

The fund can invest in listed and unlisted property securities, property collective investment schemes, property loan stock, real estate equity, money market instruments, bonds, fixed deposits and other interest bearing securities, derivatives, financial instruments and assets in liquid form.

Investment Strategy

The portfolio will invest at least 80% of its market value in securities listed on the FTSE/JSE Real Estate industry group or similar sector of an international stock exchange and may include other high yielding securities from time to time. Up to 10% of the portfolio may be invested in securities outside the defined sectors in companies that conduct similar business activities as those in the defined sectors. The portfolio may invest in listed and unlisted financial instruments from time to time to achieve the Fund's objectives. The manager may also include currency swaps, interest rate and exchange rate swap transactions. Nothing shall preclude the manager from varying the ratio of securities in terms of changing economic factors or stock exchange conditions and from retaining cash in the portfolio and/or placing cash on deposit in terms of the Deed.

Who should be investing

These portfolios are often suited to middle-aged individuals who are more than 10 years from retirement.

Fee Structure

Total Expense Ratio (TER)	0,91%
Transaction Costs (TC)	0,05%
Service Fee	0,86%
Initial Fee	N/A
Total Investment Charges (TIC)	0,96%

The TER above is as of 31 March 2026

All fees are annualised and include 15% Value Added Tax (VAT).

Performance Fee: 10% of the outperformance of the FTSE/JSE SAPY (J253T) index over a rolling 24 months subject to a max. of 1%

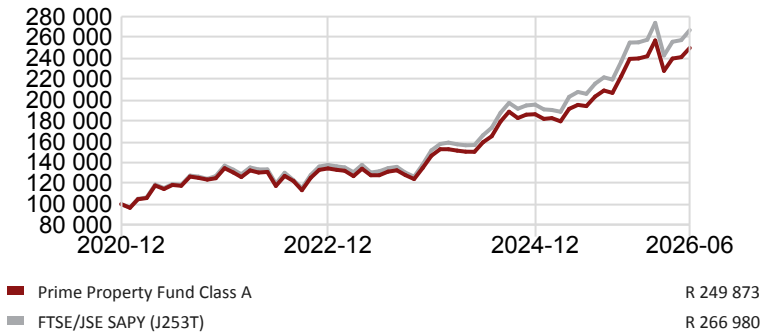
NAV Values

	06/2026	05/2026	04/2026
Fund NAV*	389 083 843	390 932 227	388 636 618

**Fund size/NAV as at relevant month-end date.*

Growth of a R 100 000 investment*

Time period: 2020/12/31 to 2026/06/30



*Performance History: Based on an initial investment of R 100 000.

Return Statistics

	Portfolio	Benchmark
YTD	4,22%	4,61%
1 Month	3,68%	3,74%
3 Months	9,67%	10,03%
6 Months	4,22%	4,61%
1 Year	28,76%	29,72%
3 Years	25,06%	26,62%
5 Years	16,11%	17,48%
Since Inception	5,84%	7,30%

*Returns are net of fees reflecting the total monthly return.

Monthly Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
2026	0,89%	6,26%	-11,36%	5,19%	0,56%	3,68%	-	-	-	-	-	-	4,22%
2025	-2,40%	0,40%	-1,68%	6,65%	2,00%	-0,59%	4,73%	2,84%	-1,09%	7,73%	7,47%	0,17%	28,73%
2024	4,28%	-0,01%	-0,88%	-0,67%	-0,07%	6,07%	3,65%	8,53%	5,26%	-3,22%	1,78%	0,21%	27,18%
2023	-1,02%	-0,66%	-3,90%	5,62%	-4,69%	0,03%	2,70%	0,96%	-3,45%	-3,00%	8,54%	8,76%	9,07%
2022	-3,09%	-3,34%	5,07%	-1,55%	0,45%	-10,26%	8,18%	-3,83%	-7,25%	10,52%	6,07%	1,04%	-0,17%
2021	-3,50%	8,49%	1,12%	11,33%	-2,83%	3,40%	-0,68%	7,51%	-0,96%	-1,34%	1,09%	7,69%	34,49%
2020	-3,32%	-15,69%	-33,88%	7,64%	-0,69%	13,51%	-3,19%	-8,75%	-2,88%	-8,09%	18,25%	13,14%	-31,00%
2019	6,13%	-4,31%	-2,66%	1,30%	-1,68%	1,62%	-1,80%	-3,71%	-0,21%	1,72%	0,85%	-2,01%	-5,11%
2018	-11,85%	-5,59%	-0,37%	5,13%	-5,58%	-3,23%	-1,22%	1,64%	-1,84%	-0,99%	-0,81%	0,04%	-22,88%
2017	2,21%	-0,29%	-0,05%	0,21%	-0,31%	0,37%	3,34%	1,08%	1,16%	2,25%	1,88%	3,73%	16,63%
2016	-3,16%	2,13%	8,03%	1,99%	-2,52%	0,00%	1,80%	-4,34%	0,09%	-0,20%	-3,47%	3,84%	3,58%
2015	5,34%	4,13%	3,49%	1,14%	-6,32%	-2,64%	4,61%	1,29%	-0,25%	1,86%	0,79%	-5,82%	7,04%
2014	-0,74%	-3,00%	4,37%	-0,70%	2,05%	4,25%	0,69%	7,38%	0,32%	3,54%	1,46%	3,78%	25,52%

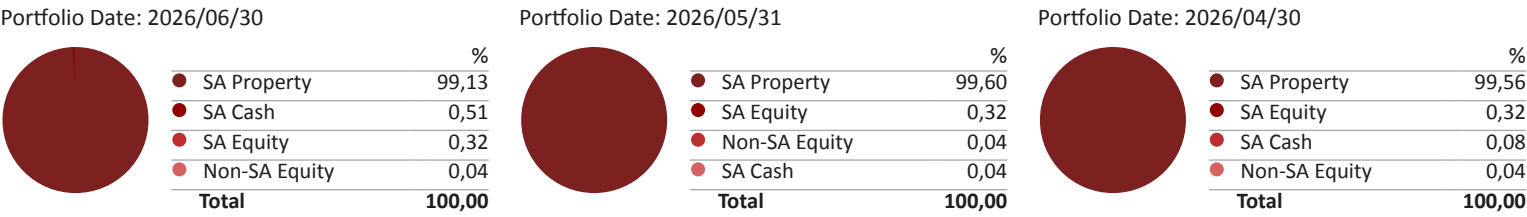
Past performance is not a reliable indicator of future results. The portfolio's share prices fluctuate and are not guaranteed. Returns may decrease or increase as a result of currency fluctuations. When making an investment in the portfolio, an investor's capital is at risk. See disclaimer and disclosures for important information regarding this Minimum Disclosure Document. Mandate Compliance: The portfolio remains within the reporting framework as at the date of this report

Top Portfolio Holdings

Portfolio Date: 2026/06/30

	Portfolio
NEPI Rockcastle NV	21,83%
Growthpoint Properties Ltd.	14,78%
Redefine Properties Ltd.	11,02%
Vukile Property Fund	8,38%
Fortress REIT Ltd Class B	7,39%
Hyprop Investments Ltd	6,31%
Resilient REIT Ltd	6,10%
Equites Property Fund Ltd	3,81%
Fairvest Ltd Class B	3,73%
Attacq Limited	3,00%

Asset Allocation



Prime Collective Investment Schemes Management Company (RF) (Pty) Ltd

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 instructions@primeinvestments.africa	Sandton	Benmore
 www.primeinvestments.co.za	2060	2010

Portfolio Contact Details

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Trustee

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Administrator

Prime Fund Services (Pty) Ltd

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Glossary of Terms

Standard Deviation is a statistical measure of the dispersion of returns for a given security or market index.

Sortino Ratio measures the risk-adjusted return of an investment asset, portfolio, or strategy. It is a modification of the Sharpe ratio but penalizes only those returns falling below a user-specified target or required rate of return, while the Sharpe ratio penalizes both upside and downside volatility equally.

Sharpe Ratio is a measure for calculating risk-adjusted return. It is the average return earned in excess of the risk-free rate per unit of total risk.

Max Drawdown is the maximum loss from a peak to a trough of a portfolio, before a new peak is attained. Max drawdown is an indicator of downside risk over a specified time period.

Total Investment Charge (TIC) is the sum of the Total Expense Ratio (TER) and the Transaction Costs (TC).

Total Expense Ratio (TER) is the global standard used to measure the impact that the deduction of management and operating costs has on a fund's value. It gives you an indication of the effects these costs have on the future growth of your investment portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. Also, the current TER may not necessarily be an accurate indication of future TERs.

Transaction Costs (TC) is 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. Calculations are based on actual data where possible and best estimates where actual data is not available.

Up Period Percent is number of months above 0 divided by the total number of months.

Disclaimer

This is a minimum disclosure document and a general investor report. Collective Investment Schemes are generally medium to long term investments. The value of the participatory interests may go down as well as up. The manager does not provide any guarantee either concerning the capital or the return of a portfolio. Past performance is not necessarily an indication of future performance. CIsS' are traded at ruling prices and can engage in borrowing and scrip lending. Different classes of units apply to these portfolios and are subject to other charges. The fund is registered under the Prime Collective Investment Scheme, managed by Prime Collective Investment Schemes Management Company (RF) (Pty) Ltd ("the manager") (Registration No. 2005/017098/07), a registered Collective Investment Schemes Management Company in terms of the Collective Investment Schemes Control Act 45 of 2002, supervised by the Financial Sector Conduct Authority ('FSCA'). The manager takes full responsibility for the co-named portfolio, regardless of any co-naming arrangements. A schedule of charges and maximum commissions is available on request from the manager. According to their mandates, the manager has a right to close portfolios to new investors to manage them more efficiently. Commission and incentives may be paid and, if so, will be included in the overall costs. Forward pricing is used. The manager may borrow up to 10% of the portfolio's market value to bridge insufficient liquidity. Income is reinvested on the reinvestment date. The Actual investment performance will differ based on the initial fees applicable, the actual investment date and the date of reinvestment of income. Dealing prices are calculated on a net asset value, and auditor's fees, bank charges and trustee fees are levied against the portfolios. Performance is calculated for the portfolio. The individual investor performance may differ due to initial fees, the actual investment date, the date of reinvestment, and dividend withholding tax. Income distributions are included in performance calculations before deduction of applicable taxes. Performance numbers and graphs are sourced from Morningstar. NAV to NAV figures have been used. Investment performance is for illustrative purposes only. Investment performance is calculated after taking the actual initial fees and all ongoing fees into account. The reinvestment of income is calculated on the exact amount distributed per participatory interest by using the ex-dividend date NAV price of the applicable class of the portfolio, irrespective of the actual date of reinvestment. The risk profile of the Fund ranges from low risk to high risk, with a low risk potentially associated with lower rewards and high risk with potentially higher rewards. Foreign securities may be included in the portfolio from time to time and as such may result in the following: potential constraints on liquidity and the repatriation of funds; macroeconomic risks; political risks; foreign exchange risks; tax risks; settlement risks and potential limitations on the availability of market information. Certain investments, including futures, options, equity swaps, and other derivatives, may give rise to substantial risk and might not be suitable for all investors. The daily cut off time is 14:00 for trades, and the valuation point is 15:00 daily and 17:00 Monthly. Prices are published on Finswitch by 10:00 daily. One can also obtain additional information on Prime Investments products on the Prime Investments website, and all price related queries or information is readily available on request. Prime Collective Investment Schemes Management (RF) (Pty) Ltd is a registered Collective Investment Scheme Manager in terms of Section 5 of the Collective Investment Schemes Control Act and is a wholly owned subsidiary of Prime Financial Services (Pty) Ltd a member of ASISA.