Coronation Property Equity Fund

Fund information for the A Class as at 31 October 2026

CORONATION
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Risk profile: Aggressive

Short-term capital stability — Long-term real growth

Maximum growth/minimum income exposures

Growth assets: **100%** Income Assets: **0%**

Fund Objective
Aims to maximise long-term growth from South African listed property and outperform the FTSE/JSE All Property Index.

What does the fund invest in?
Invests in JSE-listed companies that own, manage or develop properties, including foreign property companies listed locally.

Investor Profile
Suited to wealth-building investors who want dedicated exposure to SA-listed property companies; are comfortable with full property equity exposure and its associated short-term volatility; and seek a regular income alongside long-term capital growth.

Time Horizon: 5 years +

Fund Manager/s: Anton de Goede, Mauro Longano and Steve Janson

Launch Date: 20 November 2000

Fund Size: R1.12 billion

NAV: 5147.87 cents

ASISA Fund Category: South African - Real Estate - General

Benchmark: FTSE/JSE Africa All Property Index

Annual management fee: 1.25% excl. VAT

Income Distribution: Quarterly (Mar/Jun/Sep/Dec)

Investment minimum: R 5 000 lump sum or R500 monthly debit order

Bloomberg Code: CORPPEQ

ISIN Code: ZAE000026993

JSE Code: CPEF

Growth of R100,000 investment (after fees)



Performance (after fees)	Fund	JSE All Property	Active Return
Since launch (cumulative)	2 290.4%	2 574.6%	-284.2%
Since launch (p.a.)	13.0%	13.5%	-0.5%
Latest 25 years (p.a.)	12.8%	13.2%	-0.4%
Latest 20 years (p.a.)	9.4%	9.9%	-0.5%
Latest 10 years (p.a.)	3.5%	4.1%	-0.6%
Latest 5 years (p.a.)	14.9%	16.4%	-1.5%
Latest 3 years (p.a.)	26.9%	28.9%	-2.0%
Latest 1 year	13.2%	13.8%	-0.6%
Year to date	5.1%	5.4%	-0.3%

Risk statistics since launch	Fund	JSE All Property
Annualised Deviation	17.0%	17.6%
Sharpe Ratio	0.31	0.33
Maximum Gain	54.8%	41.0%
Maximum Drawdown	-63.9%	-64.9%
Positive Months	63.7%	62.7%
Highest Annual Return (Nov 2020 - Oct 2021)	68.5%	
Lowest Annual Return (Nov 2019 - Oct 2020)	-55.4%	

Top 10 equity holdings as at 30 Sep 2026	Fund
NEPI Rockcastle Plc	14.7%
Growthpoint Properties Ltd	12.7%
Fortress REIT Ltd	10.6%
Vukile Property Fund Ltd	9.6%
Redefine Properties Ltd	9.1%
Hyprop Investments Ltd	7.5%
Resilient REIT Ltd	7.3%
Attacq Ltd	5.2%
Fairvest Property Holdings Ltd	4.3%
Sirius Real Estate Ltd	3.6%

Asset exposure by sector	Fund
Real Estate	**98.3%**
Cash	**1.7%**

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Monthly returns (after fees)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year to date
2026	1.0%	6.3%	-11.6%	5.6%	0.6%	3.6%	2.4%	-4.2%	0.3%	2.2%			**5.1%**
2025	-3.4%	0.1%	-1.3%	7.4%	3.2%	-1.0%	4.6%	2.3%	-1.0%	8.0%	7.6%	0.0%	**28.9%**
2024	3.8%	-1.0%	-0.3%	-1.5%	0.4%	5.7%	4.3%	7.9%	5.4%	-2.5%	2.0%	0.7%	**27.0%**
2023	-0.6%	0.4%	-3.1%	5.7%	-4.9%	0.6%	1.6%	1.7%	-4.6%	-3.6%	8.5%	9.2%	**10.0%**
2022	-3.0%	-3.2%	3.3%	-1.3%	-0.5%	-11.0%	8.9%	-5.9%	-6.3%	10.2%	6.3%	0.7%	**-3.9%**

TER	1 year	3 year
Total Expense Ratio	**1.45%**	**1.45%**
Fund management fee	1.24%	1.24%
Fund expenses	0.03%	0.03%
VAT	0.19%	0.19%
Transaction Cost (inc. VAT)	**0.05%**	**0.06%**
Total Investment Charge	**1.51%**	**1.51%**

Income distributions	Payment	Amount	Dividend	Taxable Income
30 Sep 2026	01 Oct 2026	26.58	6.76	19.82
30 Jun 2026	01 Jul 2026	59.94	0.17	59.77
31 Mar 2026	01 Apr 2026	15.21	11.09	4.12
31 Dec 2025	02 Jan 2026	105.27	19.47	85.81

Important information that should be considered before investing in the fund

Unit trusts are medium- to long-term investments. Capital is not guaranteed and the value of your investment can rise or fall. Past performance is not a reliable indicator of future results.

Asset allocation and top 10 holdings are reflected on a look-through basis.

Coronation reserves the right to close the fund to new investors if we deem it necessary to limit further inflows in order for it to be managed in accordance with its mandate. Unit trusts are allowed to engage in scrip lending and borrowing.

Coronation Management Company (RF) (Pty) Ltd is an FSCA-approved collective investment schemes manager. Notice to investors: Aimee Rhoda will join the board of Coronation Management Company (RF) (Pty) Ltd as an additional director from 31 Dec 2026 (FSCA Conduct Standard 3 of 2025). Astrid Ludin & Raymond Berelowitz will also be joining the board as independent non-executive directors pending FSCA approval. This does not affect how the fund is managed or its fees. As always, investors may withdraw at no additional cost. Portfolio management is delegated to Coronation Asset Management (Pty) Ltd (FSP 548). Standard Chartered Bank is trustee and custodian of the fund (www.sc.com/za; 011-217 6600). Coronation is a full member of the Association for Savings & Investment SA (ASISA).

How are units priced and at which price will my transaction be executed?

Units are traded at ruling prices that are set daily at approximately 15h00 (17h00 at month-end, JSE close) using forward pricing. Instructions must reach the Management Company before 14h00 (12h00 for the Money Market and Corporate Money Market Funds) to ensure same-day value. In extraordinary circumstances, withdrawals may be delayed with the consent of the trustees, in the interest of all investors. Where trading in certain underlying assets is suspended, those assets may be side-pocketed, allowing normal liquidity to continue on the remainder of the fund. If the fund faces excessive withdrawals, affected withdrawals may be ring-fenced — that is, the delayed sale of those assets is separated from the rest of the fund to avoid a large withdrawal wave forcing asset sales at prices that would disadvantage remaining investors. Distributions are quoted in Cents Per Unit (CPU)

How was the performance information included in this fact sheet calculated?

Performance is calculated by Coronation at month-end for a lump-sum investment using Class A NAV prices with income reinvested. Data is sourced from Morningstar. All figures are shown on an after-fees basis. Cumulative figures represent the total return earned over the period shown; annualised figures represent the geometric average annual return and are indicated by '(p.a.)'. Year-to-date and periods shorter than one year are not annualised. Individual investor returns may differ due to actual investment date, timing of distribution reinvestment and applicable dividend withholding tax.

Taxable income includes interest income and income earned from REITs. The benchmark is the FTSE/JSE All Property Index, which has also been used for compliance monitoring purposes since 1 July 2025. Prior to that date, compliance was monitored against the FTSE/JSE SA Listed Property Index.

What costs can I expect to pay?

The annual management fee is 1.25%.

Fund expenses include trading, custody and audit charges. All performance figures are shown after deduction of all fees and costs. No fees apply to access or withdraw from the fund.

What is the total expense ratio (TER) and transaction costs (TC)?

The TER is calculated as a percentage of average net asset value incurred as charges, levies and fees over the period shown. The TER of any underlying fund is included in fund expenses, but trading and implementation costs of underlying funds are excluded. A higher TER does not imply poor returns, nor does a lower TER imply good returns. The current TER may not be an accurate indication of future TERs. The 1-year TER covers the 12 months to end of the previous financial year; the 3-year TER covers a rolling 36-month period to the last available quarter end (March, June, September or December).

Transaction costs are a necessary cost of managing the fund and affect returns. They should not be assessed in isolation, as returns are influenced by many factors including market performance, fund type, investment decisions and the TER. The Total Investment Charge is the sum of the TER and transaction costs.

Where can I find additional information?

Daily fund prices, brochures, application forms, the annual report and a schedule of fees and charges are available at www.coronation.com.

Coronation does not provide financial advice. If you use a financial adviser, fees are agreed directly between you and the adviser. For more information, contact your platform (Linked Investment Service Provider or Life Assurance Provider).

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