

# 10X S&P Global Property ETF

31 July 2026

## Minimum Disclosure Document



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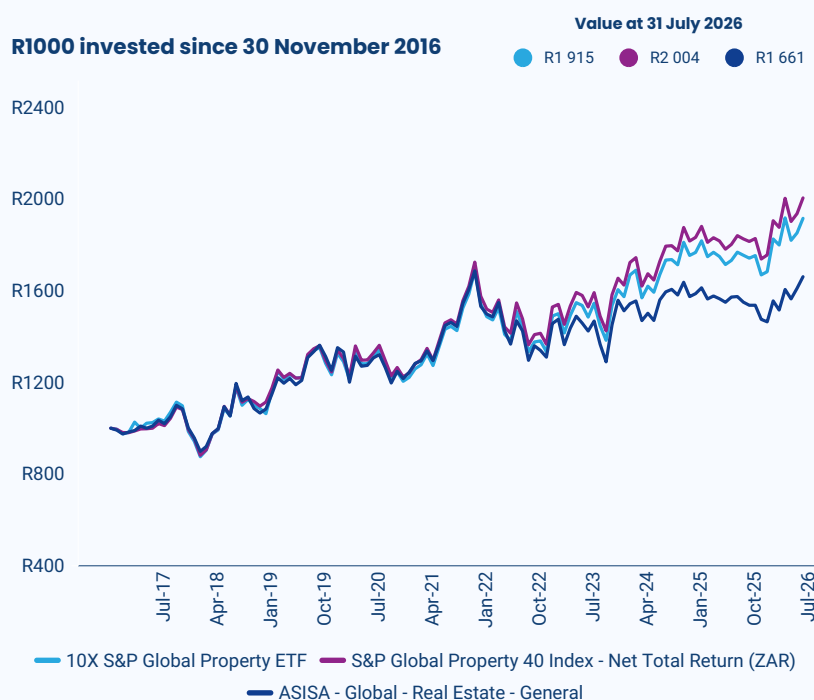
## About 10X

10X Investments began investing money in 2007 and currently has R74.7 billion under management. We manage a range of investments from pensions to discretionary investments.

10X Fund Managers has been authorised since 2007 as a manager of Collective Investment Schemes.

## About the fund

The investment policy of the portfolio shall be to track the S&P Global Property 40 Index as closely as possible, by buying only constituent securities in the same weightings in which they are included in the Index and selling only securities which are excluded from the Index from time to time as a result of quarterly Index reviews or corporate actions. This Index consists of the largest 40 property companies in developed markets that have earnings and dividend stability.



SOURCE: 10X Investments, Bloomberg, Morningstar Direct. Total Return. Benchmark levels converted to ZAR using exchange rate as at 4pm London time.

## Fund & benchmark returns

|                 | Fund  | Benchmark | Category |
|-----------------|-------|-----------|----------|
| 1 month         | 3,4%  | 3,5%      | 3,2%     |
| 3 months        | -0,1% | 0,1%      | 3,5%     |
| 1 year          | 10,6% | 11,3%     | 5,7%     |
| 3 years         | 8,9%  | 9,4%      | 5,3%     |
| 5 years         | 6,0%  | 6,6%      | 2,8%     |
| 7 years         | 6,6%  | 7,4%      | 4,6%     |
| Since inception | 7,0%  | 7,5%      | 5,4%     |

SOURCE: 10X Investments, Bloomberg and Morningstar Direct. All returns greater than 12 months are annualised. Returns represent the net total return and distributions are reinvested.

## Top Look-through holdings as % of fund

|                      |       |
|----------------------|-------|
| WELLTOWER INC        | 10.9% |
| PROLOGIS INC         | 10.2% |
| EQUINIX              | 8.4%  |
| SIMON PROPERTY GROUP | 6.3%  |
| DIGITAL REALTY TRUST | 5.1%  |
| REALTY INCOME CORP   | 5.0%  |
| PUBLIC STORAGE       | 4.3%  |
| VENTAS               | 3.7%  |
| GOODMAN GROUP        | 3.6%  |
| IRON MOUNTAIN INC    | 3.0%  |

## Fund facts

|                                 |                                                                                                                                              |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>JSE share code :</b>         | GLPROP                                                                                                                                       |
| <b>Fund manager :</b>           | 10X Investments (Pty) Ltd                                                                                                                    |
| <b>ASISA classification :</b>   | ASISA - Global - Real Estate - General                                                                                                       |
| <b>Regulation 28 :</b>          | Non-compliant                                                                                                                                |
| <b>Ideal time horizon :</b>     | 5 years and longer                                                                                                                           |
| <b>Benchmark :</b>              | S&P Global Property 40 Index - Net Total Return (ZAR)                                                                                        |
| <b>Risk profile :</b>           | Aggressive                                                                                                                                   |
| <b>Initial fee :</b>            | Nil                                                                                                                                          |
| <b>Management fee :</b>         | 0.40% plus VAT                                                                                                                               |
| <b>Ongoing charges</b>          | Management fee 0.40%<br>Charges by third parties:<br>- VAT 0.06%<br>- Other costs 0.06%<br>TER 0.52%<br>Transaction costs 0.04%<br>TIC 0.56% |
| <b>Distribution frequency :</b> | Semi Annual                                                                                                                                  |
| <b>Last distribution :</b>      | 49.99 cents per unit                                                                                                                         |
| <b>Fund size :</b>              | R 407 million                                                                                                                                |
| <b>Strategy launch date</b>     | 04 November 2016                                                                                                                             |
| <b>Class launch date</b>        | 04 November 2016                                                                                                                             |
| <b>Market maker :</b>           | Jane Street                                                                                                                                  |
| <b>Shares in issue :</b>        | 7 973 830                                                                                                                                    |
| <b>Original price :</b>         | R32.98                                                                                                                                       |
| <b>Current NAV</b>              | R51.07                                                                                                                                       |
| <b>Valuation time :</b>         | 17h00 SAST                                                                                                                                   |

## Fund statistics

|                         |        |
|-------------------------|--------|
| Annualised Volatility   | 16.3%  |
| Highest 12-Month Return | 40.1%  |
| Lowest 12-Month Return  | -21.0% |
| Maximum Drawdown        | -21.4% |
| Positive Months         | 56.0%  |

## Custodian and Trustee

Rand Merchant Bank, a division of FirstRand Bank Limited  
Tel: 087 736 1732

## Management Company

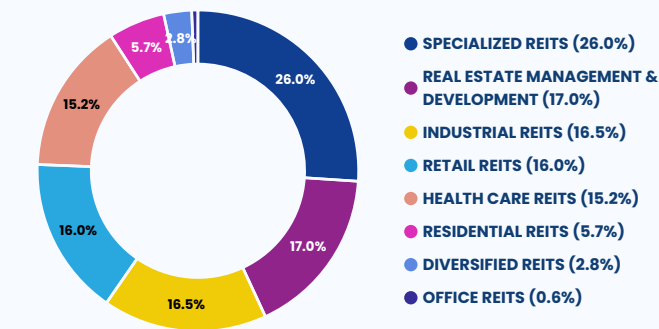
10X Fund Managers (RF) (Pty) Ltd  
Office 01401, 14th Floor, The Terraces  
34 Bree Street  
Cape Town, 8001  
Tel: 021 412 1010  
Email: info@10x.co.za

Portfolio Characteristics

Sector exposure

|                                      | Fund % |
|--------------------------------------|--------|
| SPECIALIZED REITS                    | 26.0 % |
| REAL ESTATE MANAGEMENT & DEVELOPMENT | 17.0 % |
| INDUSTRIAL REITS                     | 16.5 % |
| RETAIL REITS                         | 16.0 % |
| HEALTH CARE REITS                    | 15.2 % |
| RESIDENTIAL REITS                    | 5.7 %  |
| DIVERSIFIED REITS                    | 2.8 %  |
| OFFICE REITS                         | 0.6 %  |

Sector exposure (%)

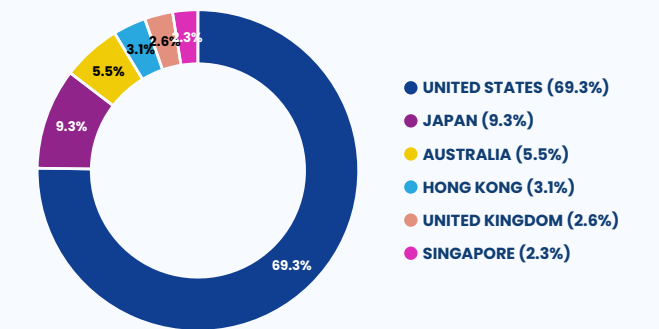


SOURCE: 10X Investments. Totals may not sum to 100% due to rounding.

Geographic exposure

|                | Fund % |
|----------------|--------|
| UNITED STATES  | 69.3 % |
| JAPAN          | 9.3 %  |
| AUSTRALIA      | 5.5 %  |
| HONG KONG      | 3.1 %  |
| UNITED KINGDOM | 2.6 %  |
| SINGAPORE      | 2.3 %  |

Geographic exposure (%)



SOURCE: 10X Investments. Totals may not sum to 100% due to rounding.

Why choose this fund?

- ✓ Exposure to blue chip offshore property sector
- ✓ Rand Hedge diversification benefits
- ✓ Offers semi-annual distribution
- ✓ Cost-effective



10X Fund Managers (RF) (Pty) Ltd (the "Manager" or "10X FM"), Registration number: 2006/006498/07, is a company incorporated in South Africa registered as a manager of collective investments schemes in securities in terms of Section 42 of the Collective Investments Schemes Control Act and is regulated by the Financial Sector Conduct Authority. The registered address of the Manager is 14th Floor, The Terraces, 34 Bree Street, Cape Town, 8001. The Trustee and Custodian is FirstRand Bank Limited. Tel: 27 11 282 8000, Address: 3 Merchant Place, Cnr Fredman Dr and Bute Lane, Sandton, 2196. The Investment Management of the portfolios is outsourced to 10X Investments (Pty) Ltd an authorised Financial Services Provider (FSP No. 28250). The asset administration function of the portfolios is outsourced to Prescient Fund Services (Pty) Ltd, Tel: +27 21 700 5475, Address: Prescient House, Westlake Office Park Otto Close, Westlake, 7945, Cape Town. The Manager is ultimately accountable for the management of the scheme and the portfolios.

This document and any other information supplied in connection with the Manager, and its portfolios is not "advice" as defined and/or contemplated in terms of the Financial Advisory and Intermediary Services Act, 2002 and, therefore, investors are encouraged to obtain their own independent advice prior to buying participatory interests in CIS portfolios ("portfolio" or "portfolios") issued by the Manager.

Participatory interests in the portfolios issued by the Manager qualify as investment instruments for the purposes of Tax-Free Savings and Investment Account by virtue of Section 12T of the Income Tax Act (available on certain LISPs).

Collective investments are calculated on a net asset value (NAV) 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. Actual investment performance of the portfolio and the investor will differ depending on the initial fees applicable, the actual investment date, and the date of reinvestment of income as well as dividend withholding tax.

The Manager administers traditional Unit Trusts and issues both passively managed exchange traded fund ("ETF") portfolios and actively managed exchange traded fund portfolios ("AMETFs") which are listed on the JSE in the Exchange Traded Funds sector and the Actively Managed Exchange Traded Funds sector of the JSE's Main Board, respectively.

Unit Trusts, ETFs, and AMETFs are collective investment schemes portfolios ("CIS portfolios") in terms of CISC, however, ETFs and AMETFs are listed on the JSE, and therefore also regulated by the JSE. Unit Trusts, ETFs, and AMETFs are similar, as they both hold a basket of shares, but there are differences, including: Trading - ETFs and AMETFs are listed on the JSE; Transparency - ETFs and AMETF holdings are disclosed daily; Costs - ETFs and AMETFs are listed on an exchange, they may incur normal costs associated with listed securities including brokerage, settlement costs, Uncertified Securities Tax (UST), other statutory costs and administrative costs; Fees and minimum investment differs between the funds. The investment objective of each of the 10X ETFs is to replicate as far as possible the price and yield performance of a specified Index (or such other investment mandate approved by the regulator), while the investment objective of the AMETFs is to provide access to a single portfolio of underlying assets or securities which are discretionarily managed in terms of a predetermined strategy.

Collective investment schemes are generally medium to long-term investments. The value of participatory interests or the investment may go down as well as up. Past performance is not necessarily a guide to future performance. Past portfolio performance is measured on a rolling monthly basis. The Manager does not provide any guarantee either with respect to the capital or the return of the portfolio. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending. The portfolio may borrow up to 10% of its net assets on a temporary basis. Such borrowings are permitted only to meet the portfolio's obligations in relation to (i) the administration of the portfolio relating to purchase or sale transactions; and/or (ii) the redemption or cancellation of participatory interests in the portfolio. Borrowings in relation to (i) the administration of the portfolio relating to purchase or sale transactions are only permitted for a period of up to 8 calendar days, and in respect of (ii) redemption or cancellation of participatory interests in the portfolio, borrowings are limited for a period of 61 calendar days.

A schedule of fees and charges and maximum commissions is available on request from the Manager free of charge. There are no performance fees charged in the portfolio. Commission and incentives may be paid and if so, would be included in the overall costs. A feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges, and which could result in a higher fee structure for the feeder fund. The portfolio may from time to time invest in foreign securities which could be accompanied by additional risks such as macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks as well as potential limitations on the availability of market information.

Additional details and information on each of the CIS portfolios can be viewed on the 10X website [www.10x.co.za](http://www.10x.co.za) and will also be made available to investors on request free of charge. ETF securities may only be bought and sold in the secondary market through the JSE. The Manager has a right to close the portfolio to new investments at any time in order to be managed more efficiently in accordance with its mandate. The Manager shall, wherever possible, avoid situations which may cause conflicts between the interests of the Manager and the interests of investors. Where it is not possible to avoid conflicts of interest, the Manager shall disclose to investors all conflicts or possible conflicts and the manner in which such conflicts are managed.

Total expense ratio (TER) is a measure of a portfolio's assets that have been expended as payment for services rendered in the management of the portfolio or collective investment scheme (CIS), expressed as a percentage of the average daily value of the portfolio or CIS calculated over rolling 12-month period. 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 TERs.

Transaction costs (TC) is a measure to determine the costs incurred in buying and selling the underlying assets of a portfolio or CIS, expressed as a percentage of the average daily value of the portfolio or CIS calculated over a rolling 12-month period. TCs are a necessary cost in administering the portfolio or CIS and impacts 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 portfolio or CIS, the investment decisions of the investment manager and the TER. Total investment charges is a measure of the total value of portfolio incurred as costs relating to the investment of the portfolio or CIS. The NAV is published daily and is available on the website ([www.10x.co.za](http://www.10x.co.za)).