

MUA PROPERTY TRUST

Quarterly Factsheet as at 31 December 2020

INVESTMENT OBJECTIVE AND STRATEGY

MUA Property Trust is an open-ended mutual fund constituted under the MUA Unit Trust and authorised by the Securities Act 2005. The objectives are to achieve long-term capital growth and generate regular income with a focus on reasonable volatility. The Fund invests in a diversified portfolio of properties, shares of companies involved in property development, management and property holding, and in other mutual funds having exposure to the property market. The Fund provides access to both local and core foreign property markets.

FUND FACTS

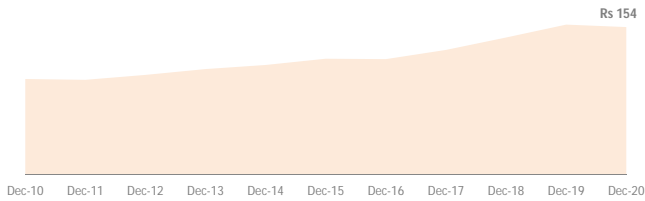
Fund Size	Rs.M 127
Issue Price	15.11
Repurchase Price	14.96
NAV per unit	15.11
Dividend Yield ¹	2.5%

FUND PERFORMANCE OVERVIEW (INCLUSIVE OF DIVIDENDS)

FINANCIAL YEAR PERFORMANCE - AS AT 31 MARCH

	2016	2017	2018	2019	2020
Fund	-2.1%	-0.5%	12.2%	8.3%	-1.6%

GROWTH OF RS. 100 OVER 10 YEARS

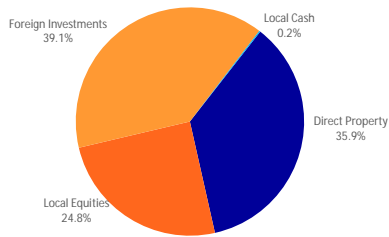


DIVIDEND PER UNIT - FINANCIAL YEAR

	2016	2017	2018	2019	2020
Total dividend per unit (Rs)	0.28	0.37	0.39	0.40	0.40
Dividend yield	2.1%	2.8%	2.7%	2.7%	2.8%

PORTFOLIO EXPOSURE

ASSET ALLOCATION



TOP 10 HOLDINGS

	SECTOR	% OF FUND
1. Moorgate House - 5th Floor	Office	18.9%
2. Moorgate House - 2nd Floor	Office	17.7%
3. Robeco Property Equities "D"	Mutual Fund	9.7%
4. Ascencia Ltd	Property	9.2%
5. Henderson Horizon Global Property Equities	Mutual Fund	8.9%

KEY MARKET INDICATORS

LOCAL INDICES

Indicator	PERFORMANCE ²
Construction Price Index ³	↑ 0.6%
Inflation	↑ 2.5%

1. Dividend Yield as at 31 December 2020

2. Performance of local indices is in MUR terms whereas performance of foreign indices is in USD terms.

3. Construction Price Index- performance relate to 4Q 2020

DISCLAIMER:

This document is for information purposes only and does not constitute an offer to buy or sell or to conduct any investment activity. In making investment decisions, investors should not rely solely on this publication and should seek independent professional advice. The value of investments and the income from them may go up as well as down. Investors may get back less than the amount invested. Any past performance figures shown are not indicative of future performance. The indicative benchmark of the fund is not a formal benchmark but is shown for comparison purposes.

MUTUAL FUND

MUA Mutual Fund Ltd BRN C10006190



FUND FEATURES

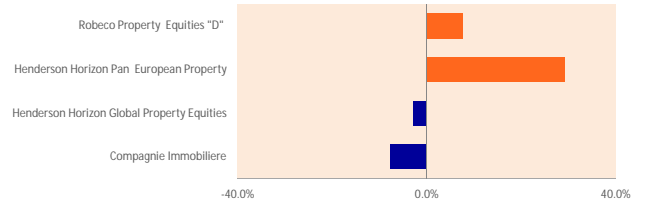
Launch Date	31 December 1990
Pricing Frequency	Monthly
Financial Year End	31 March
Dividend Declaration Date:	
Interim Dividend	30 September
Final Dividend	31 March
Minimum Investment Amount:	
Regular Savings	Rs. 500
Lump Sum	Rs 5,000
Fee Structure:	
Entry Fee	Nil
Exit Fee	1.00%
Annual Management Fee	1.00%

PERFORMANCE HISTORY

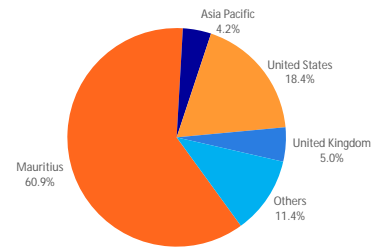
	3M	CYTD	1 Y	3 Y	5 Y	10 Y	Since launch
Cumulative	4.3%	-1.6%	-1.6%	18.2%	26.1%	46.7%	221.6%
Annualised	n/a	n/a	-1.6%	5.7%	4.7%	3.9%	4.0%

TOP DETRACTORS

TOP CONTRIBUTORS



COUNTRY BREAKDOWN



	SECTOR	% OF FUND
6. Henderson Horizon Pan European Property	Mutual Fund	5.3%
7. AXA WF Framlington Real Estate	Mutual Fund	5.2%
8. Henderson UK Property	Mutual Fund	4.3%
9. Compagnie Immobiliere	Property	4.0%
10. Morgan Stanley US Property	Mutual Fund	3.9%

FOREIGN INDICES

Index	PERFORMANCE ²
S&P Global REIT	↑ 11.5%