

MUA PROPERTY TRUST



Quarterly Factsheet as at 30 June 2021

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

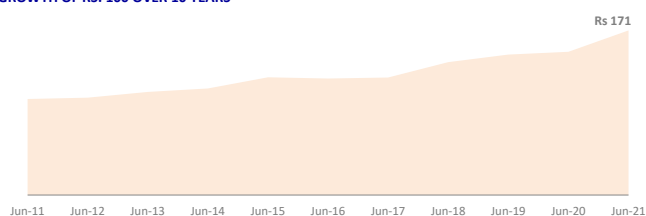
| | |
|------------------|----------|
| Fund Size | Rs.M 146 |
| Issue Price | 17.06 |
| Repurchase Price | 16.89 |
| NAV per unit | 17.06 |
| Dividend Yield | 1.5% |

FUND PERFORMANCE OVERVIEW (INCLUSIVE OF DIVIDENDS)

FINANCIAL YEAR PERFORMANCE - AS AT 31 MARCH

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|------|-------|-------|------|-------|-------|
| Fund | -0.5% | 12.2% | 8.3% | -1.6% | 12.1% |

GROWTH OF RS. 100 OVER 10 YEARS

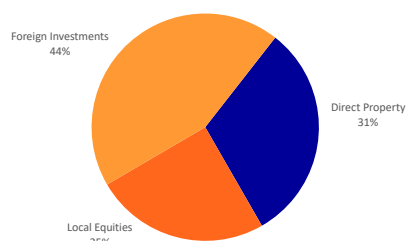


DIVIDEND PER UNIT - FINANCIAL YEAR

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------------------------|------|------|------|------|------|
| Total dividend per unit (Rs) | 0.37 | 0.39 | 0.40 | 0.40 | 0.26 |
| Dividend yield | 2.8% | 2.7% | 2.7% | 2.8% | 1.6% |

PORTFOLIO EXPOSURE

ASSET ALLOCATION



TOP 10 HOLDINGS

| | SECTOR | % OF FUND |
|---|-------------|-----------|
| 1. Moorgate House - 5th Floor | Office | 16.7% |
| 2. Moorgate House - 2nd Floor | Office | 15.7% |
| 3. Ascencia Ltd | Property | 11.2% |
| 4. Robeco Property Equities "D" | Mutual Fund | 10.5% |
| 5. Henderson Horizon Global Property Equities | Mutual Fund | 9.6% |

FUND FEATURES

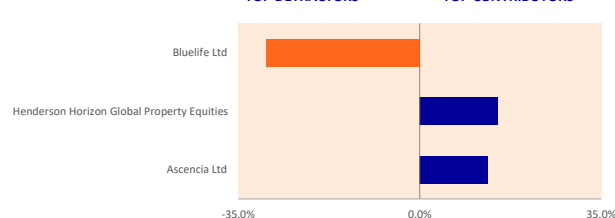
| | |
|----------------------------|------------------|
| Launch Date | 31 December 1990 |
| Pricing Frequency | Monthly |
| Financial Year End | 31 March |
| Dividend Declaration Date: | |
| Interim Dividend | 30 September |
| Final Dividend | 31 March |
| Minimum Investment Amount: | |
| Regular Savings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

PERFORMANCE HISTORY

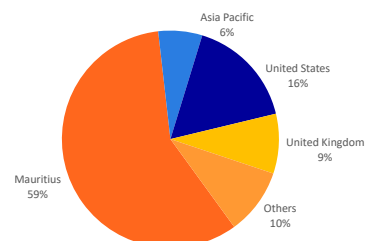
| | 3M | CYTD | 1 Y | 3 Y | 5 Y | 10 Y | Since launch |
|------------|------|-------|-------|-------|-------|-------|--------------|
| Cumulative | 9.5% | 11.9% | 13.5% | 22.9% | 40.4% | 59.1% | 239.6% |
| Annualised | n/a | n/a | 13.5% | 7.1% | 7.0% | 4.8% | 4.2% |

TOP DETRACTORS

TOP CONTRIBUTORS



COUNTRY BREAKDOWN



| | SECTOR | % OF FUND |
|--|-------------|-----------|
| 6. Henderson Horizon Pan European Property | Mutual Fund | 5.7% |
| 7. AXA WF Framlington EUR Real Estate | Mutual Fund | 5.3% |
| 8. Morgan Stanley US Property | Mutual Fund | 4.2% |
| 9. Henderson UK Property GBP | Mutual Fund | 4.1% |
| 10. Compagnie Immobiliere | Property | 3.5% |

KEY MARKET INDICATORS

LOCAL INDICES

| Index | PERFORMANCE ¹ |
|---------------------------------------|--------------------------|
| Construction Price Index ² | ↑ 1.8% |
| Inflation | ↑ 2.2% |

FOREIGN INDICES

| Index | PERFORMANCE ¹ |
|-----------------|--------------------------|
| S&P Global REIT | ↑ 9.6% |

1. Performance of local indices is in MUR terms whereas performance of foreign indices is in USD terms.
2. Construction Price Index- performance relate to Q2 2021

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
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