

# MUA PROPERTY TRUST

Quarterly Factsheet as at 30 Jun 2022

## 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

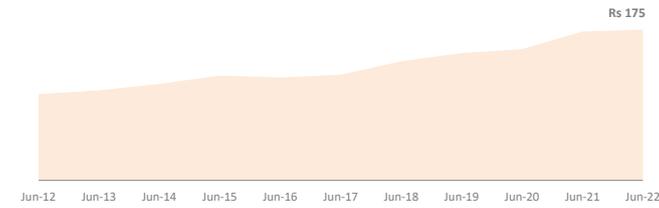
Fund Size	Rs.M 149
Issue Price	16.68
Repurchase Price	16.51
NAV per unit	16.68
Dividend Yield	2.0%

## FUND PERFORMANCE OVERVIEW (INCLUSIVE OF DIVIDENDS)

### FINANCIAL YEAR PERFORMANCE - AS AT 31 MAR

	2018	2019	2020	2021	2022
Fund	12.2%	8.3%	-1.6%	11.3%	17.7%

### GROWTH OF RS. 100 OVER 10 YEARS

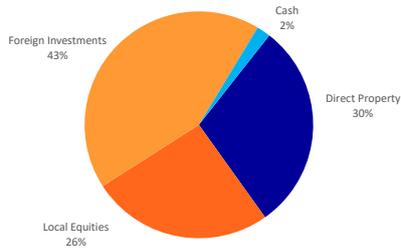


### DIVIDEND PER UNIT - FINANCIAL YEAR

	2018	2019	2020	2021	2022
Total dividend per unit (Rs)	0.39	0.40	0.40	0.26	0.34
Dividend yield	2.7%	2.7%	2.8%	1.7%	1.9%

## PORTFOLIO EXPOSURE

### ASSET ALLOCATION



### TOP 10 HOLDINGS

Rank	Holdings	Sector	% OF FUND
1.	Moorgate House - 5th Floor	Office	15.3%
2.	Moorgate House - 2nd Floor	Office	14.3%
3.	Ascencia Ltd	Property	13.1%
4.	Robeco Property Equities "D"	Mutual Fund	10.0%
5.	Henderson Horizon Global Property Equities	Mutual Fund	9.1%

## FUND FEATURES

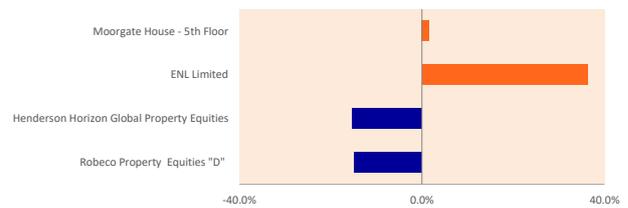
Launch Date	31 December 1990
Pricing Frequency	Monthly
Financial Year End	31 March
Dividend Declaration Date:	
Interim Dividend	30 September
Final Dividend	31 March
Minimum Investment Amount:	
Regular Savings	Rs. 500
Lump Sum	Rs 5,000
Fee Structure:	
Entry Fee	Nil
Exit Fee	1.00%
Annual Management Fee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

## PERFORMANCE HISTORY

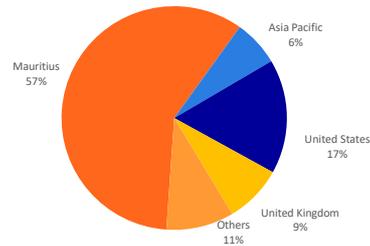
	3M	CYTD	1 Y	3 Y	5 Y	10 Y	Since launch
Cumulative	-7.1%	-6.2%	1.3%	16.8%	39.5%	62.1%	241.8%
Annualised	n/a	n/a	1.3%	5.3%	6.9%	4.9%	4.0%

### TOP DETRACTORS

### TOP CONTRIBUTORS



## COUNTRY BREAKDOWN



### TOP 10 HOLDINGS

Rank	Holdings	Sector	% OF FUND
6.	Henderson Horizon Pan European Property	Mutual Fund	5.1%
7.	AXA Framlington Real Estate EUR	Mutual Fund	4.7%
8.	Morgan Stanley US Property	Mutual Fund	4.1%
9.	Henderson UK Property PAIF GBP	Mutual Fund	4.0%
10.	La Sablonniere Ltd Bond	Property	3.3%

## KEY MARKET INDICATORS

### LOCAL INDICES

Construction Price Index <sup>2</sup>	↑	3.7%
Headline Inflation	↑	8.0%

### PERFORMANCE<sup>1</sup>

### FOREIGN INDICES

S&P Global REIT	↓	-16.7%
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### PERFORMANCE<sup>1</sup>

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 2022

## 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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