

MUA PROPERTY TRUST

Quarterly Factsheet as at 30 September 2023

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

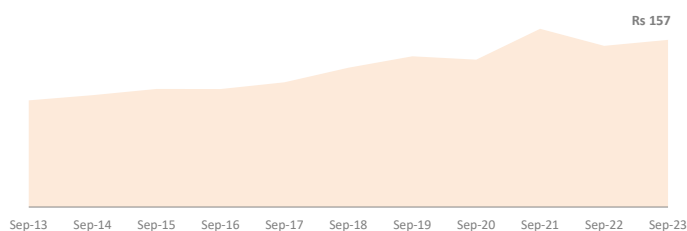
Fund Size	Rs.M 143
Issue Price	15.67
Repurchase Price	15.51
NAV per unit	15.67
Annual Dividend Yield	2.2%

FUND PERFORMANCE OVERVIEW (INCLUSIVE OF DIVIDENDS)

FINANCIAL YEAR PERFORMANCE - AS AT 31 MARCH

	2019	2020	2021	2022	2023
Fund	8.3%	-1.6%	11.3%	17.7%	-10.6%

GROWTH OF RS. 100 OVER 10 YEARS

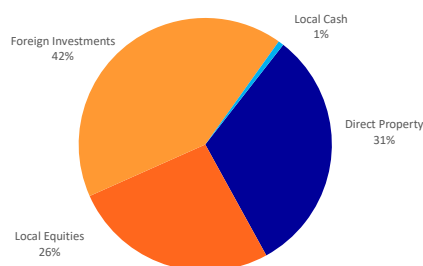


DIVIDEND PER UNIT - FINANCIAL YEAR

	2019	2020	2021	2022	2023
Total dividend per unit (Rs)	0.40	0.40	0.26	0.34	0.35
Dividend yield	2.7%	2.8%	1.7%	1.9%	2.2%

PORTFOLIO EXPOSURE

ASSET ALLOCATION



TOP 10 HOLDINGS

- Moorgate House - 5th Floor
- Moorgate House - 2nd Floor
- Ascencia Ltd
- Robeco Property Equities "D"
- Compagnie Immobiliere

SECTOR

% OF FUND

- | | |
|-------------|-------|
| Office | 16.4% |
| Office | 15.3% |
| Property | 9.8% |
| Mutual Fund | 8.5% |
| Property | 8.0% |

FUND FEATURES

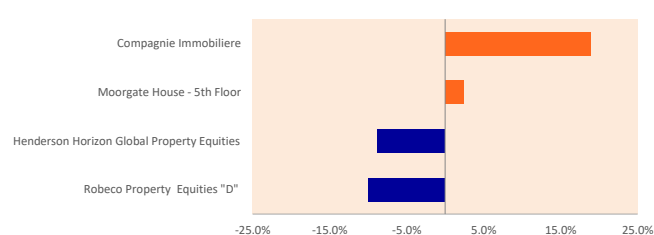
Launch Date	Monday, 31 December 1990
Pricing Frequency	Monthly
Financial Year End	31 March
Dividend Declaration Date:	
Interim Dividend	30 September
Final Dividend	31 March
Minimum Investment Amount:	
Regular Savings	Rs. 500
Lump Sum	Rs 5,000
Fee Structure:	
Entry Fee	Nil
Exit Fee	1.00%
Annual Management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

PERFORMANCE HISTORY

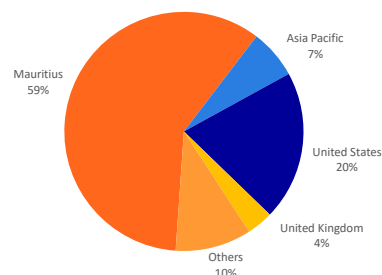
	3M	CYTD	1 Y	3 Y	5 Y	10 Y	Since launch
Cumulative	-1.4%	-0.4%	4.6%	12.3%	18.1%	52.3%	236.5%
Annualised	n/a	n/a	4.6%	3.9%	3.4%	4.3%	3.8%

TOP DETRACTORS

TOP CONTRIBUTORS



COUNTRY BREAKDOWN



SECTOR

% OF FUND

- | | | |
|---|-------------|------|
| 6. Henderson Horizon Global Property Equities | Mutual Fund | 7.8% |
| 7. Nuveen Global Real Estate GBP | Mutual Fund | 4.3% |
| 8. Morgan Stanley US Property | Mutual Fund | 3.8% |
| 9. Henderson Horizon Pan European Property | Mutual Fund | 3.7% |
| 10. ENL Ltd Bond | Property | 3.5% |

KEY MARKET INDICATORS

LOCAL INDICES

Construction Price Index²
Headline Inflation

PERFORMANCE¹

↑ 0.2%
↓ 9.0%

FOREIGN INDICES

S&P Global REIT

PERFORMANCE¹

↓ -7.3%

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 2023

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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