

MUA PROPERTY TRUST

Quarterly Factsheet as at 31 March 2025

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

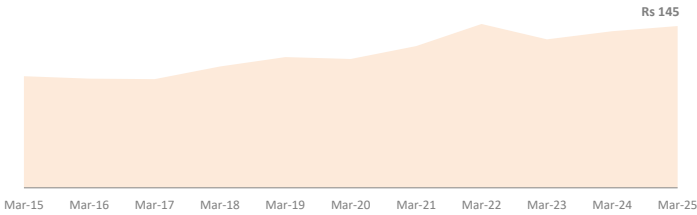
Fund Size	Rs.M 155
Issue Price	16.97
Repurchase Price	16.80
NAV per unit	16.97
Annual Dividend Yield	1.8%

FUND PERFORMANCE OVERVIEW (INCLUSIVE OF DIVIDENDS)

FINANCIAL YEAR PERFORMANCE - AS AT 31 MARCH

	2021	2022	2023	2024	2025
Fund	11.3%	17.7%	-10.6%	6.4%	3.9%

GROWTH OF RS. 100 OVER 10 YEARS

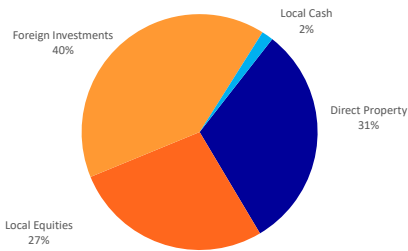


DIVIDEND PER UNIT - FINANCIAL YEAR

	2021	2022	2023	2024	2025
Total dividend per unit (Rs)	0.26	0.34	0.35	0.30	0.31
Dividend yield	1.7%	1.9%	2.2%	1.8%	1.8%

PORTFOLIO EXPOSURE

ASSET ALLOCATION



TOP 10 HOLDINGS

- Moorgate House - 5th Floor
- Moorgate House - 2nd Floor
- Robeco Sustainable Property Equities
- Janus Henderson Horizon Global Property Equity
- Ascensia Ltd

SECTOR

% OF FUND

Office	16.0%
Office	14.9%
Mutual Fund	9.3%
Property	8.2%
Mutual Fund	8.0%

FUND FEATURES

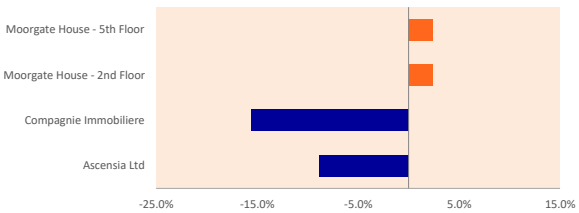
Launch Date	Monday, 31 December 1990
Pricing Frequency	Monthly
Financial Year End	31 March
Dividend Declaration Date:	
Interim Dividend	30 September
Final Dividend	31 March
Minimum Investment Amount:	
Regular Savings	Rs. 500
Lump Sum	Rs 5,000
Fee Structure:	
Entry Fee	Nil
Exit Fee	1.00%
Annual Management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

PERFORMANCE HISTORY

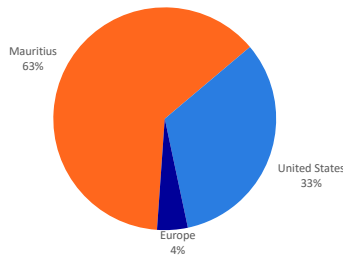
	3M	CYTD	1 Y	3 Y	5 Y	10 Y	Since launch
Cumulative	-4.3%	-4.3%	3.9%	-1.4%	28.9%	45.0%	254.3%
Annualised	n/a	n/a	3.9%	-0.5%	5.2%	3.8%	3.8%

TOP DETRACTORS

TOP CONTRIBUTORS



COUNTRY BREAKDOWN



SECTOR

% OF FUND

6. Compagnie Immobiliere	Mutual Fund	5.6%
7. Nuveen Global REIT Estate Carbon Reduction	Mutual Fund	4.8%
8. SBM USD F.DEPOSIT	Mutual Fund	4.7%
9. Janus Henderson Horizon Pan European Property Equity	Mutual Fund	4.1%
10. ENL Bond (La Sablonniere), 6.3%, 11.01.2029	Mutual Fund	3.2%

KEY MARKET INDICATORS

LOCAL INDICES

Construction Price Index²
Headline Inflation

PERFORMANCE¹

↑ 0.1%
↓ 2.5%

FOREIGN INDICES

S&P Global REIT

PERFORMANCE¹

↑ -0.6%

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 Q4 2024

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.