

## METOPE PROPERTY PRESCIENT FUND

### Minimum Disclosure Document (MDD) & General Investor Report

31 December 2025

#### FUND INFORMATION

##### Investment Objective

The Metope Property Prescient Fund is an actively managed listed real estate portfolio that seeks to maximise income returns and long-term capital growth by investing in stocks in the Real Estate sector. Through active management and stock selection, the fund aims to provide superior returns to the FTSE/JSE All Property Index (ALPI).

##### Investment Strategy

Metope's in-depth fundamental research underpins the funds objective to invest in real estate stocks with good quality assets, strong management teams and sustainable, cash-based distributions.

##### Investment Policy

In order to achieve the fund's objective, the fund will invest in property securities, property collective investment schemes, property loan stock, real estate equity shares, money market instruments, bonds, fixed deposits and other interest bearing securities, derivatives and assets in liquid form. The portfolio will invest at least 80% of the market value of the portfolio in securities listed in the FTSE/JSE Real Estate sector or similar sector of an international stock exchange. Up to 10% may be invested in securities outside the defined sectors in companies that conduct similar business activities as those in the defined sector.

##### Risks to Consider

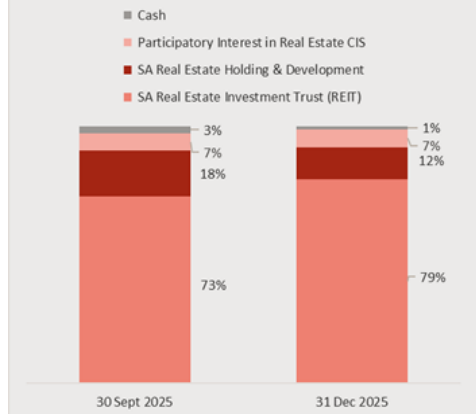
Investments in real estate securities can carry the same risks as investing directly in real estate itself. Real estate prices move in response to a variety of factors, including local, regional and national economic and political conditions, interest rates and tax considerations. As a result of these risks, the fund is classified as a moderate-high risk investment and the recommended investment term is 3-5 years.

ASISA Classification	SA Real Estate General
Benchmark	FTSE/JSE All Property Total Return Index
Portfolio Manager	Liliane Barnard
ISIN Number	ZAE000200879
JSE Code	MMPCA
Portfolio Size	R 157.0m
Portfolio Inception	2 February 2015
Minimum Lumpsum	R1,000
Minimum Monthly	R250
Management Fee (Class A)	1.25% p.a. (excl VAT)
Performance Fee	15% p.a. above the benchmark over a 2-year rolling period
Cost ratios at 30 Sep 2025 (see glossary for definitions)	Total Expense Ratio: 1.56% Transaction Costs Ratio: 0.05% Total Investment Charge: 1.61%
Distribution Declaration	Quarterly: 31 Mar; 30 Jun; 30 Sept; 31 Dec
Rolling Historic Income Yield	5.1% (Class A, net of all costs)
NAV at 31 December 2025	88.72 cents per unit (Class A)
Participatory Interests	176,814,437 units
Risk Indicator	<div><div></div><div></div><div></div><div></div><div></div></div> Moderate-High
Issue Date	28 January 2026

#### TOP 10 HOLDINGS

Equites Property Fund Ltd
Fortress Income Fund Ltd
Growthpoint Properties Ltd
Hyprop Investments Ltd
Metope Property Income Prescient Fund (G)
NEPI Rockcastle PLC
Redefine Properties Ltd
Resilient Property Income Fund Ltd
Spear REIT Ltd
Vukile Property Fund Ltd

#### ASSET ALLOCATION



Income Distributions Declaration Date:	Total Distribution (cents per unit)	NAV at Declaration Date (Clean)	Trailing Income Yield
31 Mar 2025	0.510	67.16	6.3%
30 Jun 2025	1.120	72.27	4.9%
30 Sep 2025	1.040	75.35	5.5%
31 Dec 2025	1.760	86.96	5.1%

Cumulative Total Returns *	Fund	Benchmark
6 Months	24.2%	23.0%
1 Year	30.1%	30.5%
2 Years	63.8%	69.4%
3 Years	78.7%	87.5%
5 Years	126.9%	155.0%
7 Years	61.2%	69.7%
10 Years	46.5%	63.8%
Launch	59.1%	64.7%

Annualized Returns *	Fund	Benchmark
1 Year	30.1%	30.5%
2 Years	28.0%	30.1%
3 Years	21.4%	23.3%
5 Years	17.8%	20.6%
7 Years	7.1%	7.8%
10 Years	3.9%	5.1%
Launch	4.3%	4.7%

Highest & Lowest Return *	Rolling 12-month Return	Period
Highest Annual Return	58.8%	Nov 2020 - Oct 2021
Lowest Annual Return	-47.7%	Nov 2019 - Oct 2020

\* Class A returns net of fees



#### Adherence to Policy Objective

The portfolio adhered to its policy objective during the quarter ended 31 December 2025.

### GLOSSARY OF TERMS

Annualised performance	Annualised performance show longer term performance rescaled to a 1 year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request.
NAV	The net asset value represents the assets of a Fund less its liabilities.
Highest & Lowest Return	The highest and lowest returns for any 1 year over the period since inception have been shown.
Total Expense Ratio (TER)	Total Expense Ratio (TER) is the percentage of the average NAV of the fund that was incurred as charges, levies and fees related to the management of the portfolio.
Transaction Costs (TC)	Transaction Costs (TC) is the percentage of the value of the fund incurred as costs relating to the buying and selling of the Fund's underlying assets.
Total Investment Charge (TIC)	The Total Investment Charge (TER + TC) is the percentage of the NAV of the fund incurred as costs relating to the investment of the portfolio.
Performance fee	The Fund charges a base and performance fee. Performance fees are payable on outperformance of the benchmark using a participation rate of 15%. A permanent high watermark is applied, which ensure that performance fees will only be charged on new performance. There is no cap on the performance fee.
Risk Indicator	The portfolio is primarily exposed to listed property instruments, which are by nature more volatile than low-risk securities. These instruments are subject to moderate to high levels of volatility and can suffer capital losses over the short to medium term.

### DISCLAIMER

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not necessarily a guide to future performance. CIS's are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the Manager. There is no guarantee in respect of capital or returns in a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Total Expense Ratio (TER) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TER's. During the phase in period TER's do not include information gathered over a full year. Transaction Costs (TC) is the percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. Transaction costs are a necessary cost in administering the Fund and impacts Fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Fund, investment decisions of the investment manager and the TER.

The Manager retains full legal responsibility for any third-party-named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by Prescient by or before 13:00 (SA), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut off time Prescient shall not be obliged to transact at the net asset value price as agreed to. Funds are priced at either 3pm or 5pm depending on the nature of the Fund. Prices are published daily and are available on the Prescient website.

Performance has been calculated using net NAV to NAV numbers with income reinvested. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the manager on request. Source of performance & risk data: Prescient Fund Services, INET BFA.

For any additional information such as fund prices, brochures and application forms please go to [www.metopegroup.com](http://www.metopegroup.com)

### CONTACT DETAILS

#### Management Company:

**Prescient Management Company (RF) (Pty) Ltd**

Registration number: 2002/022560/07

Physical address: Prescient House, Westlake Business Park, Otto Close, Westlake, 7945

Postal address: PO Box 31142, Tokai, 7966.

Tel: 0800 111 899

E-mail: [info@prescient.co.za](mailto:info@prescient.co.za) | Website: [www.prescient.co.za](http://www.prescient.co.za)

#### Trustee:

**Nedbank Investor Services**

Physical address: 2nd Floor, 16 Constantia Boulevard, Constantia Kloof, Roo-depoort, 1709

Tel: 011 534 6557

Website: [www.nedbank.co.za](http://www.nedbank.co.za)

The Management Company and Trustee are registered and approved under the Collective Investment Schemes Control Act (No.45 of 2002). Prescient is a member of the Association for Savings and Investments SA.

#### Investment Manager:

**Metope Investment Managers (Pty) Ltd**, Registration number: 2004/035077/07, is an authorised Financial Services Provider (License no: 21999) under the Financial Advisory and Intermediary Services Act (No.37 of 2002), to act in the capacity as investment manager. This information is not advice, as defined in the Financial Advisory and Intermediary Services Act (N0.37 of 2002). Please be advised that there may be representatives acting under supervision.

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**Prescient Management Company (RF) (Pty) Ltd**. This portfolio operates as a white label fund under the Prescient Unit Trust Scheme, which is governed by the Collective Investment Schemes Control Act.

**Prescient**

**Metope Investment Managers (Pty) Ltd**

Email: [info@metopegroup.com](mailto:info@metopegroup.com)

Web: [www.metopegroup.com](http://www.metopegroup.com)

Tel: +27 21 418 3760