

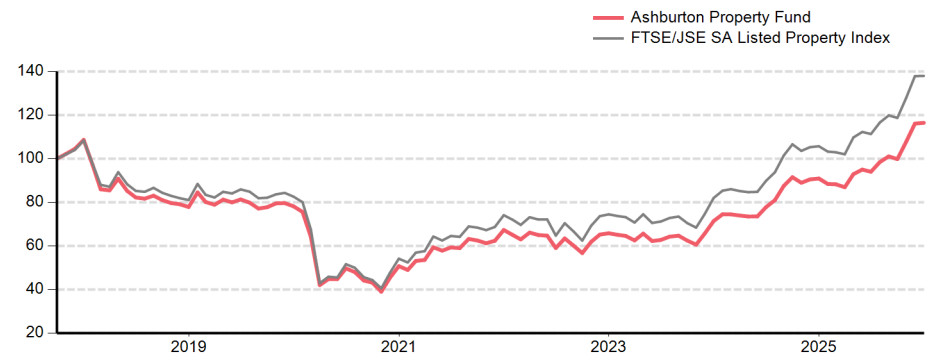
Investor profile

The objective of the Ashburton Property Fund is to provide investors with income and capital growth from investing in JSE listed property companies. The portfolio has an aggressive risk profile and volatility of capital values can happen over the short term. This will be achieved in terms of the investment policy of the portfolio, based on the types of assets the portfolio will be allowed to invest in.

Investment objectives and strategy

The Ashburton Property Fund aims to achieve capital growth and deliver returns ahead of the FTSE/JSE SA Listed Property Index (Total Return) over the long term. To achieve its investment objective, the fund will typically be fully invested in financially sound South African listed ordinary shares. The manager is, however, permitted to invest in fixed income securities and offshore investments as allowed by legislation. Equity investments are typically volatile by nature and subject to potential capital loss. Given the aggressive risk profile and potential volatility in the short-term, investors should ideally have a long-term investment horizon. General market risks include changes in economic environment, interest rates, long-term bond yields as well foreign exchange rates.

Performance and statistics



Source: Morningstar®, Ashburton Fund Managers

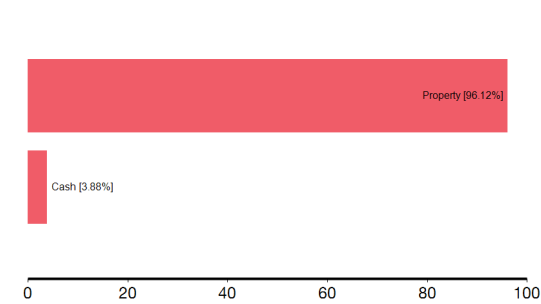
All performance numbers are net of all fees and expenses. The above is purely for illustrative purposes. The above portfolio performance is calculated on a NAV basis and does not take any initial fees into account. For reinvesting funds, income is reinvested on reinvestment date. Actual investment performance will differ based on the initial fees applicable, the actual investment date, the date of reinvestment of income and dividend withholding tax. Past performance is not necessarily an indication of future performance.

Growth (%)	Fund	Benchmark	Fund statistics	Fund	Benchmark
YTD	28.14	30.56	Standard deviation	22.24	23.49
1 Mth	0.31	0.09	Sortino	-0.27	-0.14
3 Mths	16.69	16.27	Sharpe ratio	-0.21	-0.10
6 Mths	23.90	24.00	Max drawdown	-64.19	-62.63
1 Yr	28.14	30.56	Highest 12 mth	57.25	65.93
3 Yr	20.98	22.86	Lowest 12 mth	-51.05	-51.57
5 Yr	18.12	20.61	Tracking error	2.21	
Since inception	1.88	4.02	Information ratio	-0.98	

Source: Morningstar®, Ashburton Fund Managers

Returns include the re-investment of distributions and are net of fees.
Returns over 12 months have been annualised.
Fund statistics are calculated for up to a maximum of 10 years of the fund or since the inception.

Asset allocation %



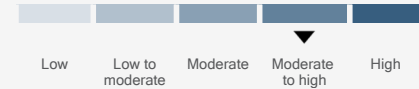
Source: Ashburton Fund Managers

Largest holdings %

NEPI ROCKCASTLE N.V	14.42
GROWTHPOINT PROP LTD	13.51
REDEFINE PROPERTIES LTD	11.25
VUKILE PROPERTY FUND LTD	8.72
FORTRESS INC FUND LTD B	8.37
RESILIENT REIT LIMITED	6.79
FAIRVEST LIMITED B	6.00
HYPROP INV LTD	5.75
EQUITES PROP FUND LTD	5.37
ATTACQ LIMITED	3.43

Key facts

Risk profile



General information

Fund classification	South Africa - Real Estate - General
Launch date	17 August 2017
Fund size	601.40 million
Net asset value (NAV)	72.44 cents per unit
Units in issue	626 662
Minimum investment	R5 000
Additional investment	R2000
Minimum debit order	R500
Benchmark	FTSE/JSE SA Listed Property Index
Domicile	South Africa
Reporting currency	Rand
Pricing	Daily Available on website
Income distributions	Quarterly
JSE code	ATFPA
ISIN	ZAE000246336
Management company	Ashburton Management Company (RF) (Pty) Ltd
Investment manager	Ashburton Fund Managers (Proprietary) Limited
Fund manager(s)	Lesiba Ledwaba
Trustee and address	Standard Bank The Towers Tower North 8th Floor 2 Heerengracht Street Cnr Hertzog Boulevard Foreshore Cape Town 8001 Contact No (021) 401-2010 Email: Trustee-Ashburton@standardbank.co.za

Fee structure (%) Highest fee cls(A)

	1 Yr	3 Yr
Annual management fee	1.26%	1.26%
Total expense ratio (TER)	1.30%	1.31%
Transaction charges (TC)	0.16%	0.12%
Total investment charges (TIC)	1.47%	1.42%

* All figures are INCLUSIVE of VAT, unless otherwise stated.
* All TERs & TCs are as at 30 Sep 2025

Contact us

Please speak to your financial advisor or contact us for more information:

Client service: +27 (0) 860 000 339
Email: query@ashburton.co.za
Website: www.ashburtoninvestments.com

Ashburton Property Fund (A)

Minimum Disclosure Document as at 31 December 2025

The MDD covers the purposes of providing a general investor report.

ASHBURTON
INVESTMENTS

Monthly performance history %

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	-2.73	-0.17	-1.53	6.90	2.27	-1.05	4.73	2.65	-1.23	8.07	7.65	0.31	28.14
2024	4.38	-0.08	-0.71	-0.60	0.06	5.76	4.15	8.10	4.56	-2.80	1.74	0.44	27.37
2023	-1.11	-0.76	-3.21	5.01	-5.18	0.77	2.44	0.69	-3.45	-3.02	8.40	8.75	8.50
2022	-3.38	-3.15	4.97	-1.69	-0.47	-8.75	7.48	-5.29	-5.65	9.14	5.37	0.95	-2.22
2021	-3.41	8.40	0.91	10.82	-2.62	2.60	-0.54	7.13	-1.12	-2.02	1.87	7.93	32.80

Source: Morningstar®

Income distribution

Declaration date	Dividend Distribution (cpu)	Interest Distribution (cpu)	REIT Income (cpu)	Total distribution (cpu)
2025-12-31	0.20	0.03	1.39	1.62
2025-09-30	0.01	0.01	0.18	0.20
2025-06-30	0.06	0.02	0.96	1.04
2025-03-31	0.02	0.01	0.00	0.02

Source: Finswitch, Ashburton Fund Managers

Statement of changes of Holdings

	Previous Quarter (%) 30 Sep 2025	Current Quarter (%) 31 Dec 2025	(%) Change from Previous to Current Quarter
Property	95.46	96.12	0.66
Cash	4.54	3.88	-0.66
Total	100%	100%	

Source: Ashburton Investments

The above meet the criteria for the display of a statement of changes in the composition of the portfolio.

The fund adhered to the policy objectives as stated in the Supplemental Deed in terms of it's allowed investments.

Definitions

Total return:	Total return accounts for two categories of return: income and capital appreciation. Income includes interest paid by fixed income investments, distributions or dividends. Capital appreciation represents the change in the market price of an asset.
NAV (net asset value):	This is the total value of assets in the portfolio less any liabilities, divided by the number of shares outstanding.
TER (total expense ratio):	This is a measure of the total costs associated with managing and operating an investment fund. These costs consist primarily of management fees and additional expenses such as trustee and custody fees, auditor fees and other operational expenses. The total cost of the fund is divided by the fund's total assets to arrive at a percentage, which represents the TER.
Management fee :	A management fee is a charge levied by an investment manager for overseeing an investment fund.
Performance fee :	A performance fee is a payment made to an investment manager for generating positive returns. This is as opposed to a management fee, which is charged without regard to returns.
Index:	In the case of financial markets, an index is a theoretical portfolio of assets representing a particular market or a portion of it. Each index has its own calculation methodology and is usually expressed in terms of a change from a base value. Thus, the percentage change is more important than the actual numeric value.
Transaction costs:	Total costs incurred by the investor in buying and selling the underlying assets of a financial product and is expressed as a percentage of the daily NAV calculated on an annualised basis. These costs include brokerage, VAT, and trading costs.
Annualised cost:	Is the cost per year of investing in the assets of a financial product.
Annualised return:	The weighted average compound growth rate over the performance period measured.
Tracking error:	A measure of the amount of risk that is being taken in excess of the benchmark.
Total investment charges (TIC) :	It is the sum of the Total Expense Ratio (TER) and the Transaction Cost (TC)
Highest & Lowest Return:	The highest and lowest rolling twelve-month performance of the portfolio since inception.
Sharpe Ratio:	The ratio of excess return over the risk-free rate divided by the total volatility of the portfolio.
Sortino Ratio:	The ratio of excess return over the risk-free rate divided by the downside deviation of the portfolio.
Standard Deviation:	The deviation of the return of the portfolio relative to its average.
Drawdown:	The greatest peak to trough loss until a new peak is reached.
Information ratio :	The information ratio measures the risk-adjusted performance of a portfolio relative to a benchmark.
ACT :	This refers to Board Notice 92 of 2014- Collective Investment Schemes Control Act 45 of 2002.

Ashburton Property Fund (A)

Minimum Disclosure Document as at 31 December 2025

The MDD covers the purposes of providing a general investor report.

ASHBURTON
INVESTMENTS

Disclaimer

Ashburton Management Company (RF) (Proprietary) Limited (Reg No 1996/002547/07) ("Ashburton") is an approved collective investment schemes manager of the Ashburton Collective Investment Scheme ("Ashburton CIS"). Ashburton is regulated by the Financial Sector Conduct Authority (FSCA) and is a full member of the Association for Savings and Investment SA (ASISA). This document and any other information supplied in connection with the Ashburton CIS is not "advice" as defined and/or contemplated in terms of the Financial Advisory and Intermediary Services Act, 37 of 2002 ("the FAIS Act") and investors are encouraged to obtain their own independent advice prior to buying participatory interests in CIS portfolios issued under the Ashburton CIS. Any investment is speculative and involves significant risks and therefore, prior to investing, investors should fully understand the portfolios and any risks associated with them. Collective investment schemes in securities are generally medium to long term investments. In the event a potential investor requires material risks disclosures for the foreign securities included in a portfolio, the manager will upon request provide such potential investor with a document outlining: potential constraints on liquidity & repatriation of funds; Macroeconomics risk; Political risk; Foreign Exchange risk; Tax risk; Settlement risk; and Potential limitations on the availability of market information. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to the future. Forward pricing is used and portfolio valuations take place at approximately 15h00 each business day (17h00 at month and quarter end). Instructions to redeem or repurchase must reach Ashburton before 14h00 to ensure same day value. Excessive withdrawals from the portfolio may place the portfolio under liquidity pressures. In such circumstances, a process of ring-fencing of withdrawal instructions and managed pay-outs over time may be followed. CIS portfolios are traded at ruling prices and can engage in borrowing and scrip lending. Fluctuations or movements in exchange rates may cause the value of underlying investments to go up or down. A CIS portfolio may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Participatory interests are calculated on a net asset value (NAV) basis, which is the total market value of all assets in the portfolio including any income accruals and less any permissible deductions from the CIS portfolio divided by the number of participatory interests in issue. All fees quoted are inclusive of VAT. The Total Expense Ratio (TER) is expressed as an annualised percentage of the charges, levies and fees incurred by the portfolio related to its management, for the period under review against the average NAV of the portfolio over this period. A higher TER does not necessarily imply a poor return, nor does a lower TER imply a good return. The current TER cannot be regarded as an indication of future TERs. A full detailed schedule of fees, charges and commissions is available from Ashburton on request and incentives may be paid and if so, would be included in the overall costs. The manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The manager has a right to close the portfolio to new investors in order to manage the portfolio more efficiently in accordance with its mandate. Additional information about this product, including brochures, application forms and annual or half-yearly reports, can be obtained from the Manager, free of charge, and from the website: www.ashburtoninvestments.com. Ashburton Fund Managers (Pty) Ltd is an authorised Financial Services Provider.

[12/01/2026 12:13:43] Compliance No. [I6JSS43FHO]