



SA QUOTED PROPERTY

OLDMUTUAL

INVESTMENT GROUP

INVESTMENT DESCRIPTION

Our SA Quoted Property Portfolio, which launched in October 2003, is suitable for investors looking for exposure to the property market without the difficulties and capital outlay of direct property investments. Income is derived from a secure and escalating income stream. Capital growth comes from increased value of the underlying company portfolios.

The Portfolio aims to outperform the benchmark – the FTSE/JSE Listed Property Index.

The Portfolio is managed by the MacroSolutions team within Old Mutual Investment Group (Pty) Ltd (OMIG).

COMPETITIVE ADVANTAGES

- ✓ We focus on the **longer-term view and place emphasis on total return**, whereas many in the market focus on short-term income growth and yield.
- ✓ We place **emphasis on fair value relative to risk**.
- ✓ We conduct **through-cycle sector research**, not just bottom-up company analysis. Our projection period on individual opportunities is a minimum of 6 years.
- ✓ We have a **holistic, comprehensive and fundamental approach** when it comes to assessing company risk.
- ✓ We have a **hands-on approach** and are personally involved with company research and regular site visits.
- ✓ **ESG** is incorporated directly into the listed property process.

MEET THE PORTFOLIO MANAGER



PORTFOLIO MANAGER:

EVAN ROBINS

BBusSc (Hons), MA (Psychology),
MBA, CFA® Charterholder
Experience: 23 years

Evan Robins is the portfolio manager and also performs analyst duties. Evan is purely focused on managing the SA Quoted Property capability and took over management of the portfolio in January 2010.

He is ably supported by the broader MacroSolutions team which consists of more than 20 qualified and experienced professionals.

WHAT WE BELIEVE ABOUT INVESTING

Our investment philosophy captures both the **theme** (environment) and **price** (valuation) in a two-dimensional approach.

We believe in the following:

- **Top-down matters:** Macro-economic and thematic drivers have a crucial influence on the outlook of an asset class or a share. A key part of our process is to evaluate the impact of these top-down drivers.
- **Valuation matters:** Company fundamentals and asset valuations drive long term asset prices.
- **Long term perspective:** It is critical to look at the long term as this enables us to contextualise the current short-term movements.
- **Integrated solutions:** We build portfolios taking into account the interaction of positions across and within asset classes.

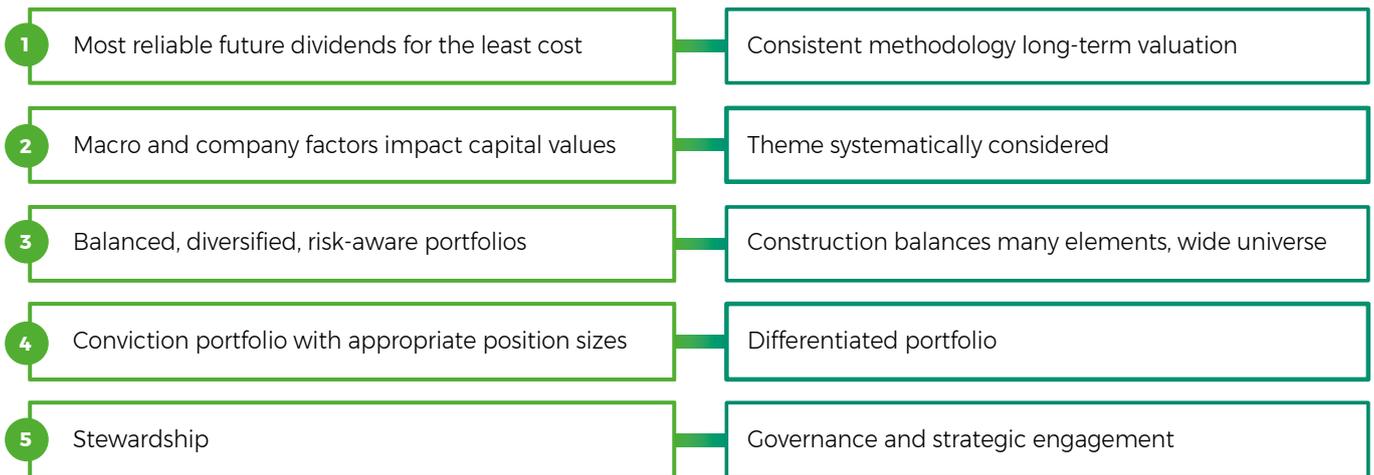


DELIVER SUPERIOR RETURNS WITHOUT EXCESSIVE RISK

Process aligned with philosophy

PHILOSOPHY PILLARS

PROCESS



CONTACT DETAILS

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