Discovery Invest

Discovery Global Real Estate Securities Feeder Fund

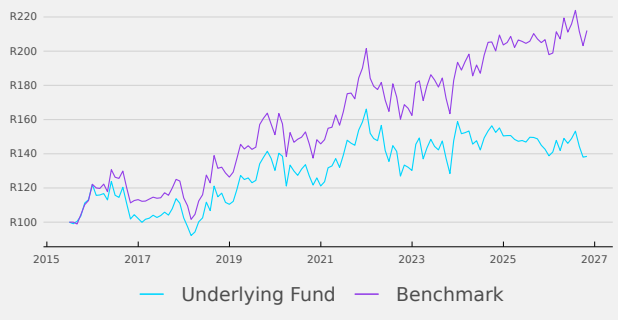
Minimum Disclosure Document | 31 October 2026

Fund details	
Risk profile:	Medium/high
Investment manager:	Fairtree Asset Management
Portfolio manager:	Rob Hart
Inception date of portfolio:	26 July 2015
Launch date of portfolio:	30 July 2015
Portfolio classification:	Global - Real Estate - General
ESG classification:	ESG Integration [1]
Benchmark:	FTSE EPRA/NAREIT Developed Real Estate Index in rands
Fund size:	R81 150 491
ISIN:	ZAE000207072
Class:	A
Income declaration:	Bi-annually (end of June and December)
Historic one-year yield:	NA%
Initial fees:	0.00%
Annual fees:	1.50% (excl. VAT)
Perfomance fees:	None
Total expense ratio (TER):	2.03%
Transaction costs (TC):	0.22%
Total investment charges (TIC):	2.25%
Valuation:	16:00 (17:00 month-end)
Transaction cut-off:	16:00

Notes

1. Funds that practice active stewardship whilst considering ESG risks and opportunities. For further information, please see www.ninetyone.com/ESG-explained

Illustrative cumulative performance for a R100 lump-sum investment since launch



Who this investment may be suitable for

This fund is suitable for investors looking for exposure to global property with the aim of outperforming inflation over the long-term and achieving long -term capital growth.

Fund investment policy

The investment objective of the portfolio is to achieve long-term capital growth.

In order to achieve the above objective, the Discovery Global Real Estate Securities Feeder Fund will, apart from assets in liquid form and listed and unlisted financial instruments as allowed by the Act, consist solely of participatory interests in the Fairtree Global Listed Real Estate Fund, a sub fund of the Prescient Global funds PLC. The underlying portfolio will invest primarily in a diversified portfolio of securities of real estate and real-estate related issuers.

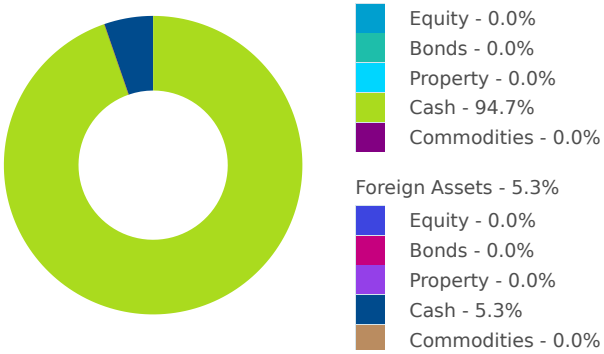
The underlying portfolio aims to achieve its investment objective by investing directly in equities, other transferable securities (e.g. close-ended Real Estate Investment Trusts), debt securities (e.g. bonds) and/or investing indirectly through units in eligible Undertakings for Collective Investments (UCIs) and/or Undertakings for Collective Investment in Transferable Securities (UCITS).

Historical performance table		
Period (annualised)	**Fund**	**Benchmark**
1 year	-4.49%	3.46%
3 year	2.54%	9.07%
5 year	-2.09%	2.84%
10 year	3.12%	6.66%
Since launch	2.93%	6.91%
Since launch (cumulative)	38.47%	112.10%

Risk statistics table	
Statistic	**Fund**
Volatility (Last three years, annualised)	16.53%
Maximum drawdown	-30.21%
Highest one-year return	37.13%
Lowest one-year return	-21.62%
Sharpe ratio (Since launch, Rf = 0%)	0.17

Performance calculated using the Total Returns Index (TRI), net of fees, with all dividend and/or income declarations reinvested on the declaration date at the net asset value price at that time. Investment performance is for illustrative purposes only.

Asset allocation chart



All allocations include the exposure created by derivatives.
Data source: Fairtree

NB: Note that this fund closed effective on 2nd November 2026.

Top 10 holdings	
Name	**Allocation**
Equinix	0.1%
Welltower Inc	0.1%
Rexford Industrial Realty Inc	0.0%
Realty Income Corp	0.0%
Mitsui Fudosan Co	0.0%
Leg Immobilien Se	0.0%
Stockland	0.0%
Terreno Realty Corp	0.0%
Vivmark Residential	0.0%
Prologis Inc	0.0%

Income distribution (last 12 months)
No income declared in the last 12 months

Specific fund risks

- Derivatives
- Exposure to foreign securities
- Feeder funds
- Drawdown
- Liquidity
- Equities

For a detailed description of these risks, and other risks that are relevant to the portfolio, please refer to the CIS Risk Disclosure Document, available at www.discovery.co.za.

Contact details

CIS Manager	
Discovery Life Collective Investments (Pty) Ltd	
Registration number	2007/008998/07
Postal address	PO Box 653574 Benmore, 2010
Physical address	1 Discovery Place Sandton, 2196
Contact centre	0860 67 57 77
Website	www.discovery.co.za

Discovery Life Collective Investments (Pty) Ltd (Discovery Life Collective Investments) is registered as a manager of collective investment schemes, in terms of the Collective Investment Schemes Control Act.

Discovery Life Collective Investments (Pty) Ltd, through Discovery Holdings Limited, is a member of the Association for Savings and Investment South Africa (ASISA).

Trustee Standard Chartered Bank	
Registration number	2003/020177/10
Tel number	011 217 6600
Website	www.standardchartered.com/za

The trustee is registered as a trustee of collective investment schemes, in terms of the Collective Investment Schemes Control Act.

Investment manager Fairtree Asset Management (Pty) Ltd	
Registration number	2004/033269/07
FSP	25917
Telephone number	+27 861 76 0760
Website	https://fairtree.com/

Fairtree is an authorised Financial Services Provider (FSP), as a discretionary FSP, in terms of Section 8 of the Financial Advisory and Intermediary Services Act (FAIS). This information is not advice, as defined in FAIS. Please be advised that there may be supervised representatives.

General

Collective Investment Schemes (Unit Trusts) are generally medium to long-term investments. The value of participatory interests (units) or the investment may go down as well as up. Past performance is not necessarily a guide to future performance. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending (i.e. borrowing and lending of assets). The manager does not provide any guarantee, either with respect to the capital or the return of a portfolio. Any forecasts and/or commentary in this document are not guaranteed to occur. Different classes of participatory interests apply to these portfolios and are subject to different fees and charges. A schedule of all fees and charges, inclusive of VAT and maximum commissions, is available on request from us or from your financial adviser. Forward pricing is used. A feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges and which could result in a higher fee structure for the feeder fund.

Glossary

Sharpe Ratio - this is a measure of the excess return an investor receives for the additional volatility that they endure for holding a riskier asset. This compares the return on an investment with its risk.

Information Ratio - this is a measure of the risk-adjusted return of a portfolio relative to a certain benchmark.

Feeder Fund - a feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges and which could result in a higher fee structure for the feeder fund.

Important information

The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. The ability of the portfolio to repurchase, is dependent upon the liquidity of the securities and cash of the portfolio. A manager may suspend repurchases for a period, subject to regulatory approval, to await liquidity, and the manager must keep the investors informed about these circumstances.

Lump-sum performance returns are being quoted. Income distributions, prior to deduction of applicable taxes, are included in the performance calculations. NAV to NAV figures have been used for the performance calculations, as calculated by the manager at the valuation point defined in the deed, over all reporting periods. Investment performance calculations are available for verification upon request by any person. Reinvestment of income is calculated on the actual amount distributed per participatory interest, using the ex-dividend date NAV price of the applicable class of the portfolio, irrespective of the actual reinvestment date. The performance is calculated for the fee class. The individual investor performance may differ, as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax.

The rate of return is calculated on a total return basis, and the following elements may involve a reduction of the investor's capital: interest rates, economic outlook, inflation, deflation, economic and political shocks or changes in economic policy. Annualised returns are period returns re-scaled to a period of one year. This allows investors to compare returns of different assets that they have owned for different lengths of time. All period returns greater than one year have been annualised. Returns for periods less than one year have not been annualised. A cumulative return is the aggregate amount an investment has gained or lost over time, independent of the period of time involved. Actual annual figures are available to the investor on request. Illustrative investment performance is for illustrative purposes only.

What is the total investment charge (TIC)

Total expense ratio (TER) is the percentage of the value of the portfolio that was incurred as expenses relating to the administration (charges, levies and fees) of the portfolio. TER is calculated over rolling 3 years (or since inception, where applicable), and is annualised, to the most recent calendar quarter-end. A higher TER does not necessarily imply a good return. The current TER may not necessarily be an accurate indication of future TER's. Transaction costs (TC) is the percentage of the value of the portfolio that was incurred as costs relating to the buying and selling of the assets underlying the portfolio. Transaction Costs are a necessary cost in administering the portfolio and impacts portfolio 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 financial product, the investment decisions of the investment manager, and the TER. Calculations are based on actual data, where possible, and best estimates, where actual data is not available. Total investment charges (TIC) is the percentage of the value of the portfolio that was incurred as costs relating to the investment of the portfolio. It is the sum of the TER and TC.

For additional information on the portfolio, refer to the application forms, quarterly investment report and minimum disclosure documents, available on our website, www.discovery.co.za, from your financial adviser, or on request from the manager, free of charge.

The complaints policy and procedure, as well as the conflicts of interest management policy, are available on our website www.discovery.co.za. Associates of the manager may be invested within certain portfolios, and the details thereof are available from the manager. The manager has the right to close certain portfolios to new investors, in order to manage them more efficiently, in accordance with their mandates. This document was published on 11 November 2026.