



LOCAL LIVING ANNUITY INCOME

Mandate Description

The NVest Securities Living Annuity Income mandate is a portfolio designed to generate an after-tax income of 5.5% via investments in a diversified group of asset classes, including JSE listed equities, listed Property stocks, Preference shares and government bonds. A dependable stream of income from a broad asset set is the predominant focus however we do expect to attain some degree of capital growth over time. The diverse mix of asset classes does serve to reduce the volatility in the portfolio.

Risk Profile
High

Minimum Investment
R250,000

Investment Term
+ 7 years

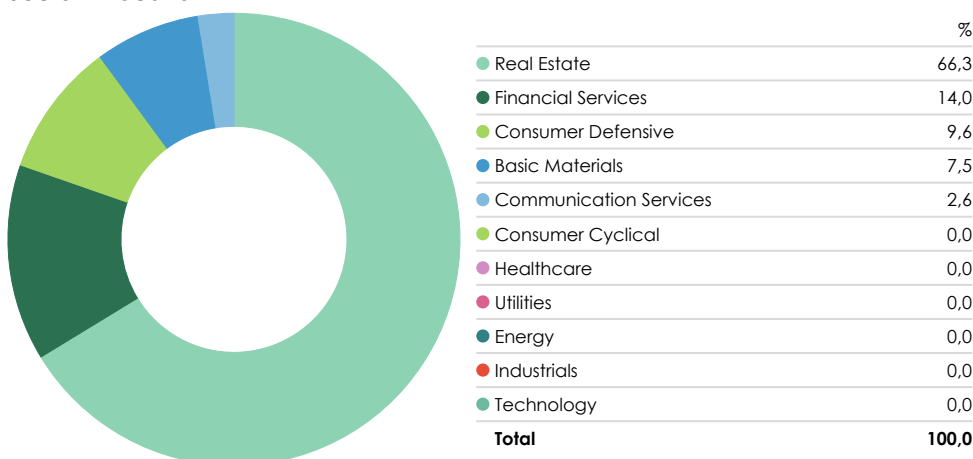
Fees (ex VAT)
Management Fees and brokerage negotiable from 1.5% *full fee disclosure available on contracting

Sample of Portfolio Constituents

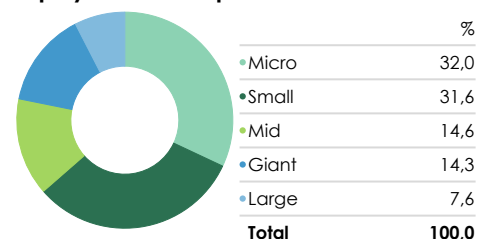
Invest SA Bond ETF
 Redefine Properties Ltd
 SA Corporate Real Estate Ltd
 Vukile Property Fund Ltd
 Growthpoint Properties Ltd
 Fairvest Ltd Class B
 Firstrand Ltd
 Octodec Investments Ltd
 Emira Property Fund Ltd
 NEPI Rockcastle NV

of Holdings 18

Sector Allocation *



Equity Market Capitalization



* where market drift has taken the portfolio beyond the maximum allowed sector allocations, the positions will be rectified on dealing or within a maximum of 12 months. Initial holdings may vary from current holdings under periods of changing market dynamics

Leading Contributors

Time Period: 2024/08/01 to 2024/08/31

	Return	Contribution
Growthpoint Properties Ltd	14,3	1,16
Redefine Properties Ltd	11,7	1,09
Fairvest Ltd Class B	9,5	0,78
Vukile Property Fund Ltd	7,6	0,70
Firstrand Ltd	5,2	0,40
NEPI Rockcastle NV	4,7	0,30
MTN Group Ltd	12,3	0,29
Coronation Fund Managers Ltd	8,6	0,29

Portfolio Statistics

Dividend Yield	7,7
Forward PE	11,5
Forward Dividend Yield %(Average)	7,5
Price to Sales	2,8
PEG Ratio(Average)	1,0

Mandatory Information: This document does not constitute investment advice and prospective investors should consult their own legal, tax and financial advisors in relation to their participation in this investment, in terms of how this investment affects their own personal tax position and any interaction with any investments already acquired. There are risks associated with investing in the share market. Share investments are generally medium to long-term investments. It is impossible to predict market conditions and the value of shares may go down as well as up and are not guaranteed. Past performance is not necessarily a guide to the future. All terms exclude costs and actual performance per investor will differ based on underlying costing. All information contained in this document is prepared on the basis of our understanding of current information, legislation and market conditions and is prepared in good faith. NVest accepts no liability for any incorrect information received in good faith from third party sources.