



Sygnia

# Sygnia Itrix Global Property ETF

A high-risk, passively managed index-tracking fund whose objective is to replicate the price and yield performance of the S&P Global Property 40 Index

Risk profile

Low

Low-Medium

Medium

Medium-High

High

## Investment objective and strategy

The objective of the Sygnia Itrix Global Property ETF is to provide simple access to investors who wish to track the movements of the benchmark S&P Global Property 40 Index by investing in its physical index securities. The S&P Global Property 40 Index is designed to provide diversified exposure to 40 leading global property companies. This is a high-risk, passively managed index-tracking fund of listed global property shares intended to provide simple access to investors wishing to track the movements of the S&P Global Property 40 Index. The investment policy of the portfolio is to track the Index as closely as practically and feasibly possible by buying securities in the index at a similar weighting. Whenever the index is rebalanced, the portfolio purchases the newly included constituent securities and sells the excluded securities. Derivatives are allowed for efficient portfolio management.

## Risk profile

The fund has a 100% strategic allocation to offshore listed property, but the structure of the fund is dictated by the composition of the S&P Global Property 40 Index. The fund aims to achieve its investment objective with acceptable levels of short-term volatility relative to the benchmark index.

## What the fund invests in

Asset Class	Percentage	Allocation
International Equity	100.0	<div style="width: 100%;"></div>

## Who should invest?

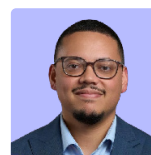
The Sygnia Itrix Global Property ETF has a high risk profile and is designed to track the benchmark index as closely as possible by buying its constituent securities at a similar weighting. It is a suitable investment for investors seeking higher returns, those willing to tolerate higher volatility and those aiming to maximise capital accumulation over the longer term. The investment is also suitable for investors who wish to maximise their returns in the most cost-effective manner without having to select asset managers or take on the risk of active and subjective investment decision-making processes. Given the specialist nature of the fund, it should be used as part of a diversified investment strategy rather than as a sole equity investment.

## Fees

Annual management fee	0.15% p.a. (excl. VAT)
Other expenses	0.06% (excl. VAT)
VAT	0.03%
Total expense ratio (TER)	0.24% (Dec 2025)
Transaction costs (TC)	0.03% (Dec 2025)
Total investment cost (TIC)	0.27% (Dec 2025)

A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER may not necessarily be an accurate indication of future TERs. TCs are a necessary cost in administering the financial product and impact financial product returns. TCs 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.

## Portfolio managers



**Mish-AI Bassadien**  
Portfolio Manager  
BBusSc (Finance), BCom  
(Hons: Financial Analysis and  
Portfolio Management)



**Steven Empedocles**  
Head: Indexation  
BCom Honours - Financial Risk  
Management, CFA, FRM

## Key facts

### Fund Launch Date

30 October 2017

### Fund Size

R 323 Million

### Regulation 28

Non-Compliant

### Benchmark

S&P Global Property 40 Index

### Minimum Investment Period

7 years

### Disclosures

The Sygnia Group is a member of the Association for Savings and Investment SA. Sygnia Itrix (RF) (Pty) Ltd is a registered and approved Manager under the Collective Investment Schemes Control Act, 2002. Sygnia Asset Management (Pty) Limited (FSP 873), an authorised financial services provider, is the appointed investment manager of the Fund. Sygnia Itrix does not provide any guarantee with respect to the capital or return of the portfolio. Collective Investment Schemes (CIS) are generally medium to long-term investments. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending. The value of investments/units may go down as well as up and past performance is not necessarily an indicator of future performance. ETFs trade on stock exchanges and may therefore incur additional costs associated with listed securities. Unlike a unit trust, which can be bought or sold only once per day, an ETF can be traded intraday, during exchange trading hours. ETFs may invest in foreign securities, which may be exposed to macroeconomic, settlement, political, tax, liquidity, and foreign exchange risks. Performance is calculated for the portfolio, and the individual investor performance may differ as a result of trading cost, price paid for investment share. Additional information on the Index including its performance and tracking error can be viewed on the relevant Minimum Disclosure Document (MDD) on [www.sygnia.co.za](http://www.sygnia.co.za). A schedule of fees, charges and where the ETF engages in securities lending activities, information on such securities lending activities may be requested via [admin@sfs.sygnia.co.za](mailto:admin@sfs.sygnia.co.za) or 0860 794 642. The complete terms and conditions of your ETF investment are contained in the fund's offering circular, pre-listing statement, programme memorandum and/or supplemental deed and index constituents with prices are published daily on Sygnia's website. The documents/information may be obtained from [www.sygnia.co.za](http://www.sygnia.co.za) or on request from Sygnia. Nothing in this document shall be considered to state or imply that the Fund is suitable for a particular type of investor. All the portfolio options presented are approved collective investment schemes in terms of the Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. A copy of the Minimum Disclosure Document (MDD) is available on our website: [www.sygnia.co.za](http://www.sygnia.co.za).

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