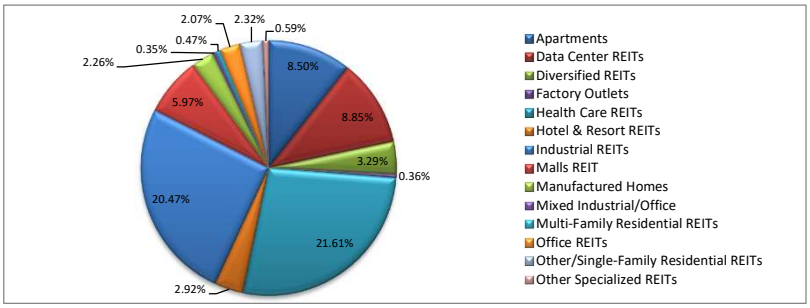
US Property Index Fund ($)

31 May 2026

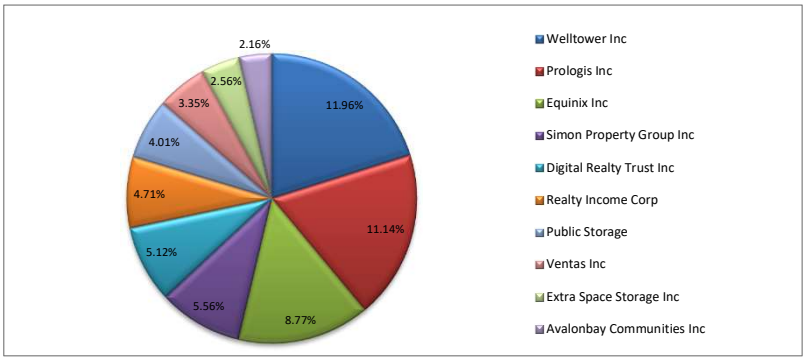
Product Description

The Fund, before expenses, seeks to closely match the returns and characteristics of the Dow Jones US Select REIT Index. Our approach is designed to provide portfolios with low portfolio turnover, accurate tracking, and lower costs.A timely opportunity: during the past 10 years real estate values have lagged in comparison to the average return on international equity markets,

Sector Allocation

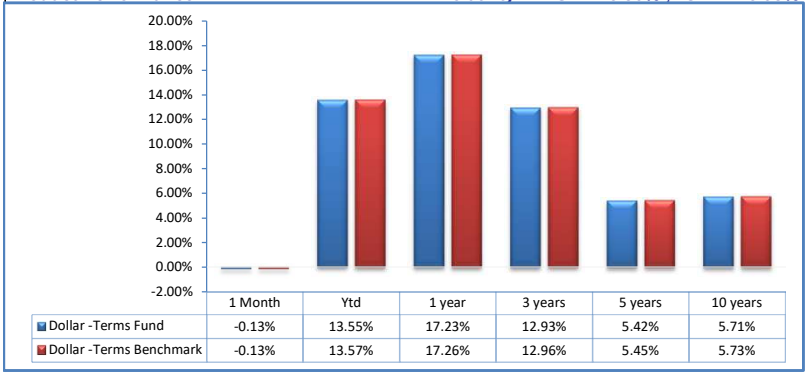


Top Ten Holdings



Product Performance

Volatility - HIGH : 45.86% ;LOW : -25.98%



	1 Month	Ytd	1 year	3 years	5 years	10 years
Dollar -Terms Fund	-0.13%	13.55%	17.23%	12.93%	5.42%	5.71%
Dollar -Terms Benchmark	-0.13%	13.57%	17.26%	12.96%	5.45%	5.73%

Performance is gross of fees and annualized over more than 1 year.

Key Facts

Instit ISIN Code	MU0187S00023
Retail ISIN Code	MU0187S00205
Instit Bloomberg Ticker	GGUSPRI MP
Fund Type	US Property Index Fund Sub Fund of the GinsGlobal Index Funds (Mauritius) Limited Fund Scheme
Fund Structure	FSC approved
Classification	International Equities
Investment Zone	USA
Benchmark Index	Dow Jones U.S. Select REIT Index(SM).
Investment Time Frame	3 years minimum recommended
Currency	US Dollar
Min Investment	USD 1,500
Management Approach	Index
Pricing Frequency	Daily
Launch Date	23 Jun 2005
Trading Details	Daily (NAV:T-2)

Risk

1	2	3	**4**	5

Investment Parameters

Self-Storage REITs	7.7%
Annual Dividend Yield (Trailing 12 Months)	3.54
Weighted Average Price/Nav	1.11
Weighted Average Price/Ffo	20.89
Weighted Average Ffo Growth	34.85
Total Number Of Holdings	99.00

Risk Statistics

Standard Deviation (Annualized 36 Months	16.48
Beta (Trailing 36 Months)	1
Tracking Error (Trailing 36 Months)	0.02

Fees and Charges

Investment management	1.00%
Advice	0.00%
Transaction charges	0.00%
Custody, administration & audit charges	0.00%
Effective Annual Cost	1.00%

For more information on our range of offshore funds connect to our website: www.ginsglobal.com or call us on +27 11 453 0519.

Risk factors you should consider before making an investment:

Past performance is not indicative of future performance and there is no guarantee that this investment will make profits, in fact losses can incur and an investor may not get back their original capital amount.

All the information contained in this document is believed to be reliable but may be inaccurate or incomplete . A full explanation of the characteristics of the investment is given in the prospectus. Any opinions stated are honestly held but are not guaranteed and should not be relied upon

Statutory Disclosure and General terms & Conditions

Collective Investment Schemes in Securities are generally medium to long term investments. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to the future. Participatory interest prices are calculated on a net asset value basis, which is the total value of all assets in the Portfolio including any income accrual, interest and dividends and less any permissible deductions from the Portfolio divided by the number of participatory interests in issue. Permissible charges include STT, auditors fees, bank charges , trustees/ custodian fees and the service charge levied by GinsGlobal (" the Manager"). Currently these permissible charges costs add to the TER of the portfolio. Where anti- dilution entrance and exit levies are applicable to the portfolio, these are levied against the participatory interests of the investor prior to investment and redemption. The portfolios are traded at ruling prices and can not engage in borrowing and scrip lending. A schedule of all fees and charges and maximum commissions is available on request from the Manager. Commission and incentives may be paid and if so, would be included in the overall costs.

Forward pricing is used and funds are valued on a daily basis by no later than 17h00. Figures quoted are from GinsGlobal Index Funds using NAV-NAV prices, with income and dividend distributions reinvested in the Portfolio. Performance is quoted in US dollars or Euro terms, depending on the denomination of the Fund. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. A prospectus is available on request from www.ginsglobal.com. The Manager is a member of the Association for Savings & Investment of South Africa (ASISA)

Highlights: The Total Expense Ratio (TER) for this class of portfolio is indicated on the website www.ginsglobal.com. Each TER is the annualized percent of the average Net Asset Value of the portfolio incurred as charges, levies and fees. A higher TER does not imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TERs.

Presently there is a maximum of 10bps custody, admin and audit fee on this fund. This fee is not taken into account in the gross returns of these funds.