

Kundayi Munzara Sesfikile Capital

09

Curate Momentum Flexible Property Fund



SESFIKILE CAPITAL
Property Investments



Passion for property



A wide array of sectors

Fund overview

- This fund invests in listed property companies in South Africa and offshore developed markets
- It aims to outperform a combined South African and global property benchmark
- This fund can be used for income generation or as part of a balanced portfolio



Real estate in South Africa and globally

Local opportunities

Local REITS (ALPI*)

- 5 property sectors
- 20 property shares
- 1 region/country

Global opportunities

Global REITS (RNGR index**)

- 16 sectors
- 348 property shares
- 8 regions/countries

90% of mandates

SA-only mandates

10% of mandates

Local and global mandates

Investment philosophy

Our unique approach

 We use our proprietary '4D' approach in our fundamentals-based philosophy:

1. Direct property
2. Detail
3. Drivers
4. Corporate action 'deals'

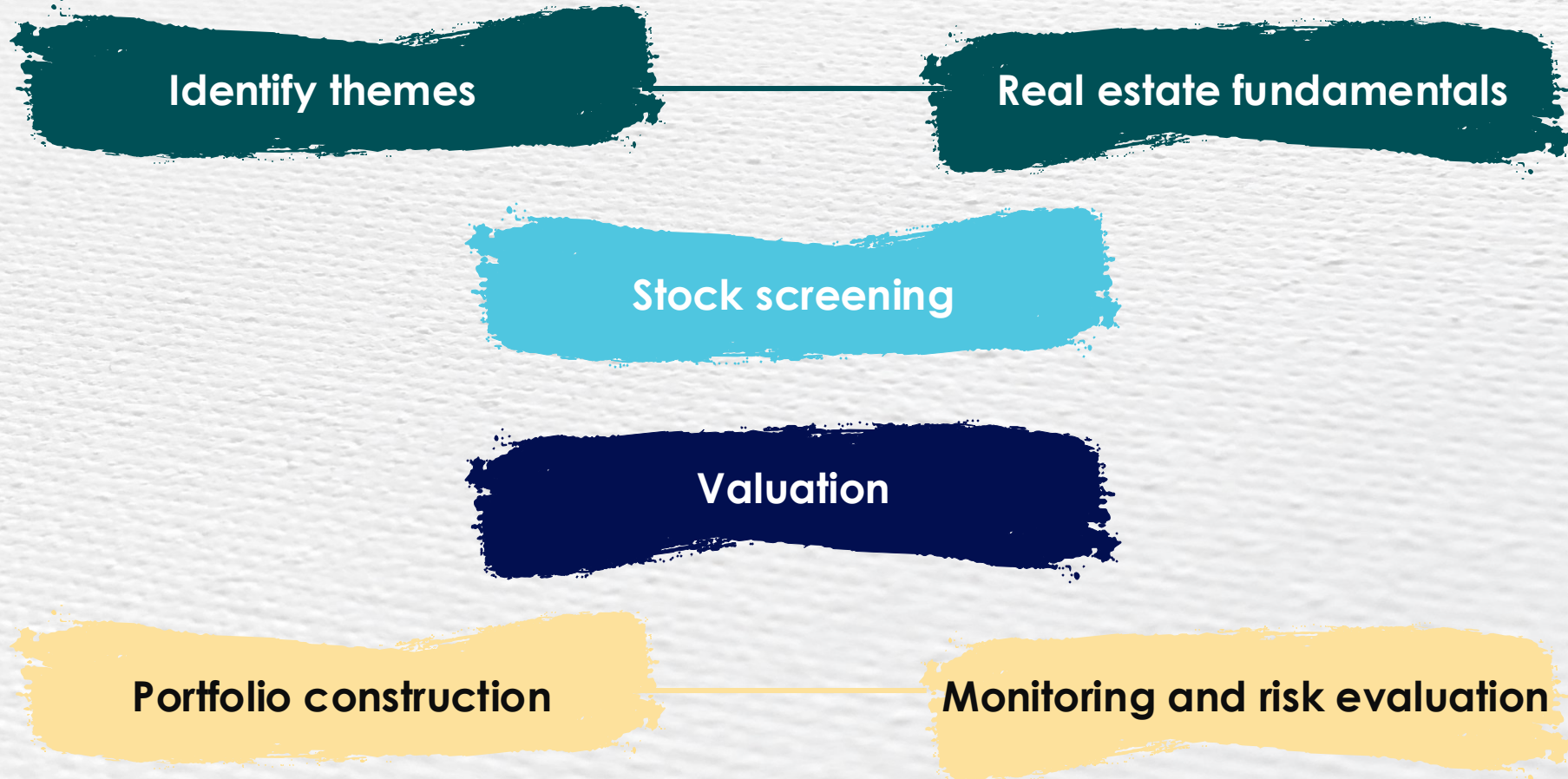
 Global property market specialisation and choice allow us to be **thematic** in portfolio construction



Investment philosophy and process

Thematic, concentrated approach to portfolio construction

curate
THE ART OF INVESTING



Emerging themes

- GNU tailwinds persist and Eskom appears stable
- After multiple 2024 elections, geopolitics is now in focus
- SA property fundamentals continue to improve with shopping centres leading the charge
- Necessity-based real estate is a key focus globally
- Interest rates are expected to reduce further



16

Years **average**
investment experience

2010

Founded

R17_{bn}

AUM



Founded in 2010 by three
independently-minded individuals



Singular focus



Top-quartile performance



Three strategies: Local and global



SESFIKILE CAPITAL

Property Investments

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THE ART OF INVESTING

Portfolio Managers



Evan Jankelowitz

Industry experience: 21 years



Kundayi Munzara

Industry experience: 19 years



Naeem Tilly

Industry experience: 17 years

Portfolio managers are supported by an investment team of **3 investment professionals**

Unique characteristics

Local and global expertise

The firm has been investing across **international and local listed property markets** since 2010

Diversity

The team members are drawn from a **range of backgrounds with different qualifications and experience**

Alignment with client interests

All incentives at the firm are based on the profitability of the business as a whole, ensuring an **entrepreneurial culture**



Thank you

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