

Metropolitan Growth Portfolio Range

Metropolitan Target Growth Plus Portfolio

Factsheet at 31 May 2026



Target: CPI + 5%

Investment horizon: Seven years

Investments managed by: Momentum Multi-Manager (Pty) Ltd

📄 Momentum outcome-based investing philosophy

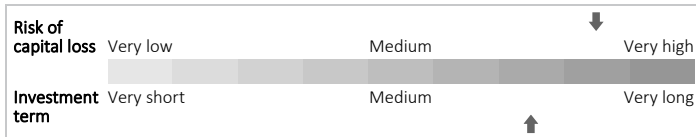
Investment success is about consistently maximising the probability of you achieving your investment goals – whether that is to preserve capital, generate an income stream in retirement or grow wealth within the parameters of a certain risk profile. In response to the ever-evolving investment landscape, we have constructed a range of outcome-based solutions that set their sights beyond mere benchmarks and instead focus on the things that matter the most to you – ensuring we maximise the probability of you achieving your investment goals. Outcome-based investing is about placing your goals at the centre of our investment process.

📄 Investor profile and investment strategy

This portfolio is aimed at investors who are in the accumulation phase of investing. It has a long-term investment horizon and, therefore, the aim is to maintain an average exposure of 80% to growth asset classes (local and global equities and property). The portfolio consists of the full universe of asset classes, including global investments of up to 30% (excluding Africa). The strategies used include passive, enhanced passive, smart beta and select active investment strategies. The allocation between asset classes is actively managed, taking the market environment into account. Through the optimum selection of asset classes, the probability of achieving the outcome is maximised within acceptable risk parameters. It is suitable as a stand-alone portfolio in retirement products, where compliance with Regulation 28 is specifically required.

📊 Portfolio information

| | |
|-----------------------------|--|
| Inception (returns): | May 2017 |
| Benchmark: | Composite: Local equity 42%; Local property 2%; Direct property 10%; Local bond 5.5%; Local cash 2%; Global equity 33%; Global property 2.5%; Global bond 3% |
| Target: | Inflation plus 5% a year over seven-year rolling periods |
| Reg. 28 compliant: | Yes |



👤 Portfolio managers



Jako de Jager

BCom (Hons) Investment Management

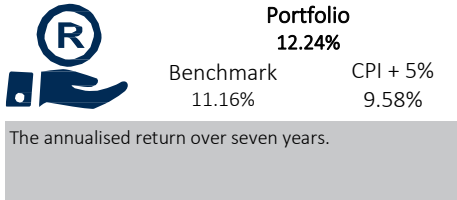


Ronnie Bornman

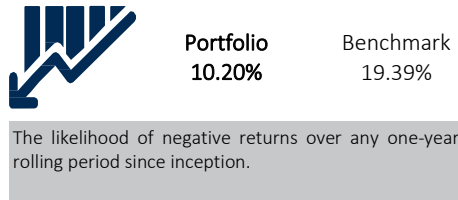
BSc, CFA

📊 Outcomes

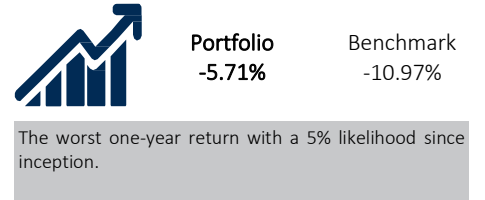
Return over the investment horizon



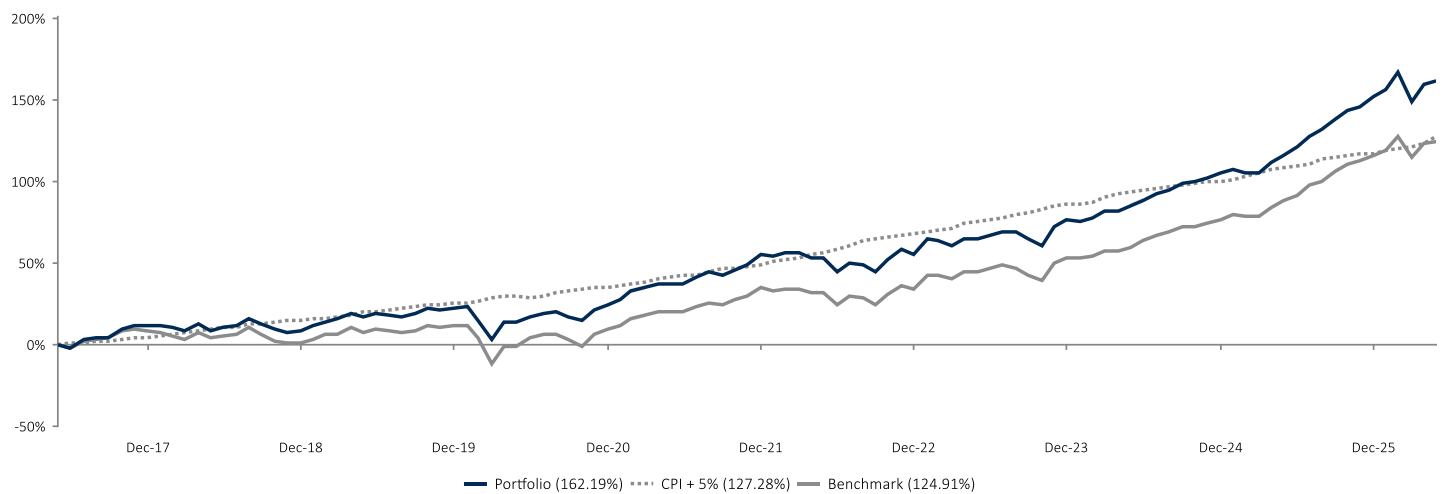
Risk of negative one-year return



Minimum one-year returns



📊 Cumulative returns



The cumulative growth of the portfolio since inception.

Investment returns

| | One month | Three months | One year | Two years | Three years | Four years | Five years | Six years | Seven years | Inception |
|----------------------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Portfolio | 1.01% | -1.89% | 21.32% | 19.15% | 16.74% | 14.35% | 13.77% | 14.98% | 12.24% | 11.11% |
| Benchmark ¹ | 0.77% | -1.30% | 19.75% | 18.60% | 15.88% | 14.37% | 13.36% | 14.72% | 11.16% | 9.29% |
| Risk-adjusted ratio ² | | | | | 2.16 | 1.58 | 1.61 | 1.76 | 1.21 | 1.14 |
| CPI + 5% | 1.51% | 3.27% | 9.03% | 8.41% | 9.01% | 9.71% | 9.94% | 9.86% | 9.58% | 9.52% |

¹The benchmark is calculated using the composite benchmark allocation.

²A ratio of the actual return achieved per unit of risk taken.

Index returns

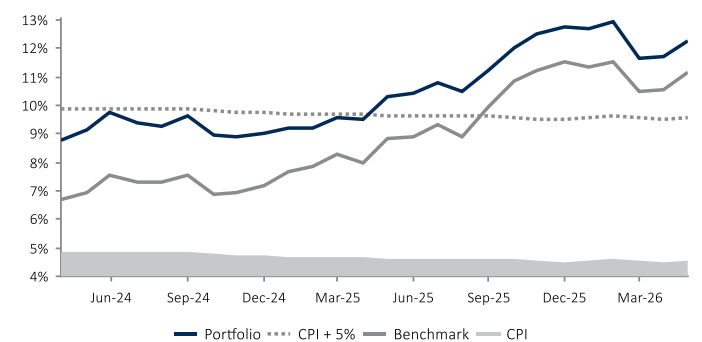
| Asset class | Index | One month | One year | Two years | Three years | Five years | Seven years | Strategic allocation |
|-----------------|----------------------------------|-----------|----------|-----------|-------------|------------|-------------|----------------------|
| Local equity | FTSE/JSE Capped All Share Index | -0.27% | 26.61% | 26.82% | 20.83% | 14.86% | 13.42% | 42.00% |
| Local property | FTSE/JSE All Property Index | 0.65% | 23.77% | 28.81% | 25.70% | 17.14% | 7.25% | 2.00% |
| Direct property | Direct property | 0.74% | 11.00% | 10.62% | 8.14% | 7.25% | 6.05% | 10.00% |
| Local bond | FTSE/JSE All Bond Index | 2.91% | 22.41% | 22.10% | 19.00% | 12.29% | 11.27% | 5.50% |
| Local cash | STeFI Composite Index | 0.56% | 7.13% | 7.63% | 7.93% | 6.86% | 6.49% | 2.00% |
| Global equity | MSCI All Countries World Index | 2.32% | 16.97% | 12.87% | 13.76% | 15.07% | 16.10% | 33.00% |
| Global property | FTSE EPRA/NAREIT Developed Index | -2.55% | 3.48% | 5.20% | 3.66% | 5.30% | 4.72% | 2.50% |
| Global bond | FTSE World Government Bond Index | -2.34% | -7.45% | -3.11% | -3.90% | 0.55% | 0.87% | 3.00% |

Investment manager returns

| | One year | Three years | Seven years |
|---------------------------------------|----------|-------------|-------------|
| Local equity | | | |
| Momentum Capped ALSI Equity Fund | 26.72% | 21.01% | 13.41% |
| Momentum Equity Futures Fund | 29.45% | 20.81% | |
| Momentum Multifactor Equity | 29.40% | 23.45% | |
| Momentum Quality Equity | 20.95% | 20.34% | |
| Momentum Trending Equity | 24.17% | 19.51% | 13.61% |
| Momentum Value Equity Index | 29.46% | 20.25% | 13.38% |
| Local property | | | |
| Eris Direct Property | 11.90% | 9.27% | 6.72% |
| Momentum SA Real Growth Property Fund | 23.33% | 25.15% | 6.66% |
| Local bond | | | |
| ALUWANI Flexible Bond | 23.74% | 20.31% | 11.67% |
| Momentum Bond Fund | 25.87% | 20.76% | 11.96% |
| Sentio | 24.24% | | |
| Local cash | | | |
| Momentum Active Money Market Fund | 8.26% | 9.26% | 7.72% |
| Momentum Passive Money Market Fund | 7.89% | 8.89% | 7.29% |
| Global equity | | | |
| MGIM Global Equity | 19.61% | 15.69% | |
| Global property | | | |
| BlackRock Global Property | 1.48% | 3.01% | 4.39% |
| Global bond | | | |
| MGIM bond managers | -9.66% | -5.26% | -0.88% |
| Global cash | | | |
| Momentum Multi-Manager | -6.15% | -2.32% | |

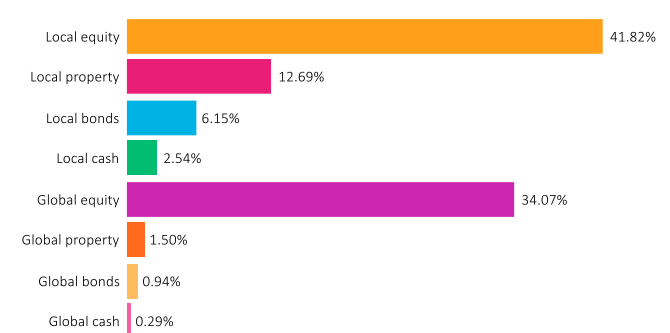
Where no returns are shown, the investment manager has a return history in this portfolio of less than the relevant period (one, three or seven years).

Rolling returns



Returns over seven-year rolling periods since inception.

Effective asset allocation



The 10-largest portfolio holdings

| Holding | |
|--|-------|
| Momentum RCIS Property MRPFB | 3.82% |
| Naspers Limited | 3.23% |
| AngloGold Ashanti plc | 3.09% |
| Gold Fields Limited | 2.98% |
| Standard Bank Group Limited | 2.91% |
| Bellville Tyger Valley | 2.02% |
| MTN Group Limited | 1.99% |
| Capitec Bank Hldgs Limited | 1.80% |
| FirstRand Limited | 1.70% |
| iShares Environment & Low Carbon Tilt Real Estate Index Fund | 1.50% |

The 10-largest instruments at 29 May 2026, looking through all asset classes held.

Notes

A passive investment strategy is likely a more reliable way to give clients more stable results with lower risk during sudden market changes. Unlike an active strategy, a passive strategy doesn't have a management team making regular investment decisions for the portfolio and it closely follows an existing index (such as a total bond index, or a total stock market index). The purpose is to create growth for the portfolio that is similar to the growth of the index portfolio. A smart beta strategy offers the benefits of passive strategies and some of the advantages of active ones. With a smart beta strategy, investment managers try to give clients better growth and lower costs but, at the same time, they try to limit the portfolio's risk to sudden changes in markets.

The benchmark for the local equity component was changed on 1 November 2025 from the FTSE/JSE Capped SWIX All Share Index (J433T) to the FTSE/JSE Capped All Share Index (J303T); Local equity returns shown in the Index returns table are comprised of J433T until 31/10/2025 and J303T thereafter.

Disclosures

The investment policy is underwritten by Momentum Metropolitan Life Limited, which is a registered insurer under the Insurance Act, 18 of 2017. This investment portfolio is administered and managed by Momentum Multi-Manager (Pty) Ltd, an authorised financial services provider (FSP No. 19840) under the Financial Advisory and Intermediary Services Act No.37 of 2002 (FAIS Act), as may be amended and/or replaced from time to time, and a part of Momentum Group Limited, rated B-BBEE level 1.

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Investment returns for periods exceeding one year are annualised. All returns quoted are before deduction of fees, but after the deduction of performance fees on global underlying investments (where applicable). All returns are daily time-weighted returns. The return for the global component of a portfolio is generated at month-end using the global component's last known price. The return for Consumer Price Index (CPI) is to the end of the previous month.

For investments in collective investments schemes (CIS), please refer to the minimum disclosure document (MDD), which is available from the respective CIS manager. The MDD contains important information relating to investment in the respective CIS.

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Sources: Momentum Multi-Manager, Morningstar, Iress, msci.com, yieldbook.com, ft.com.

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