

# Charter Hall Maxim Property Securities Fund April 2023

Charter Hall Property Securities Management Limited  
ACN 104 512 978 AFSL 238349

## PERFORMANCE

	April %	3 Months %	1 Year % p.a.	3 Years % p.a.	5 Years % p.a.	10 Years % p.a.	Since Inception % p.a.*
Growth Return	+2.7%	-6.6%	-19.2%	+6.2%	+1.9%	+4.3%	+1.8%
Income Return	+0.0%	+0.5%	+3.5%	+3.7%	+3.2%	+4.2%	+3.1%
Total Return (after fees but before tax) *	+2.7%	-6.1%	-15.7%	+9.9%	+5.1%	+8.5%	+4.9%
S&P/ASX 300 A-REIT Accumulation Index	+5.2%	-2.4%	-10.2%	+11.3%	+5.4%	+7.7%	+4.0%
<b>Net Value Add</b>	<b>-2.5%</b>	<b>-3.7%</b>	<b>-5.5%</b>	<b>-1.4%</b>	<b>-0.3%</b>	<b>+0.8%</b>	<b>+0.9%</b>

\* Fund inception date October 2005. Please note the Fund's management fee was reduced from 1.45% p.a. to 0.95% p.a. of the Fund's gross asset value up to \$50 million on the 16 May 2014 and thereafter 0.85% per annum. From 9 June 2021 the Fund's management fee has been reduced to a flat rate of 0.85% per annum. The Fund's after fees but before tax performance only reflects the new management fees from these dates. Past performance is not an indicator of future performance.

## FUND OVERVIEW

<b>Fund Objective</b>	Outperform the benchmark, being the S&P/ASX 300 AREIT Accumulation Index by 1.5% p.a. (after fees) over rolling 3-year periods
<b>Fund Size</b>	\$168.6 million (gross asset value)
<b>Status</b>	Open
<b>Fund Maturity</b>	Open Ended
<b>Fund Inception Date</b>	October 2005
<b>Investment Horizon</b>	3-5 Years
<b>Distribution Frequency</b>	Quarterly
<b>Minimum Investment</b>	\$5,000
<b>Pricing</b>	Daily
<b>Buy/Sell Spread</b>	+0.25%/-0.25%
<b>Total MER</b>	0.85% p.a. of the gross asset value of the Fund.
<b>SIV Compliant</b>	Yes
<b>ARSN</b>	116 193 563
<b>APIR Code</b>	COL001AU

## AREIT SECTOR UPDATE

The S&P/ASX 300 Property Accumulation index returned +5.2% in April, outperforming the S&P/ASX 200, which returned +1.8%. Residential A-REITs were the strongest relative sector with a return of +13.3%, while Specialised A-REITs were the weakest at +1.2%. The best performing stock was Mirvac (MGR) at +15.9%, while Rural Funds (RFF) lagged at -1.8%.

Real estate was the best performing sector within the ASX, with improved sentiment following a rise in Australian house prices in early 2023. Residential exposed names such as Mirvac (MGR), Ingenia (INA) and Stockland (SGP) delivered strong returns, with smaller fund managers such as Centuria (CNI) posting solid returns. This saw the sector recover most of its March declines.

## FUND PERFORMANCE

The Fund returned +2.7% in April (after fees but before tax basis), underperforming the Fund's Benchmark (S&P/ASX 300 A-REIT Accumulation Index) return of +5.2%. Over the twelve months to April 2023 the Fund has returned -15.7% compared to the Benchmark return of -10.2%.

An overweight position in Centuria Capital (CNI) added relative value during the month of April while an underweight in Mirvac (MGR) detracted relative value. We remain concerned about the impacts of rising rates and inflation on household finances, with an underweight to discretionary spend in mall operators.



**WINNER 2018**  
**PROPERTY**  
A-REITs



**WINNER 2019**  
**PROPERTY**  
A-REITs



## SECTOR ALLOCATION

Sector Allocation	Fund	Index <sup>1</sup>	Difference
Diversified AREITs	28.4%	30.8%	-2.4%
Industrial AREITs	30.9%	27.4%	3.5%
Retail AREITs	9.8%	27.0%	-17.2%
Office AREITs	7.7%	7.9%	-0.2%
Specialised AREITs	12.2%	6.9%	5.3%
Developers & Managers	9.3%	0.0%	9.3%
Cash	1.7%	0.0%	1.7%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>

<sup>1</sup>S&P/ASX 300 A-REIT Index

## PLATFORMS

Asgard, Colonial First State FirstWrap, BT Panorama, BT Wrap, HUB24, Macquarie Wrap Solutions, Netwealth, IOOF Pursuit, Powerwrap, Symetry, uXchange

## TOP 5 ACTIVE OVERWEIGHTS

Aspen Group (APZ)
Eureka Group Holdings (EGH)
Lifestyle Communities Limited (LIC)
Hotel Property Investments (HPI)
RAM Essential Services (REP)

## RESEARCH RATINGS



Disclaimer: Investors should consider the product disclosure statement (PDS) issued by the Responsible Entity, One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (OMIFL) is the responsible entity of the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (Fund). The information contained in this document was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this report must obtain and rely upon their own independent advice and inquiries. Investors should consider the Product Disclosure Statement dated 29 September 2022 (together with the Additional Information Booklet dated 29 September 2022) (PDS) and the Target Market Determination (TMD) dated 3 May 2023 issued by OMIFL before making any decision regarding the Fund. The PDS contains important information about investing in the Fund and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the PDS and TMD may be obtained from <https://www.oneinvestment.com.au/charterhallmaxim/> or <https://www.charterhall.com.au/investments/funds/charter-hall-maxim-property-securities-fund>. Charter Hall Property Securities Management Limited (ABN 25 104 512 978) (AFSL 238349) is the investment manager of the Fund (Charter Hall Maxim). Neither OMIFL nor Charter Hall Maxim guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. Past performance is not a reliable indicator of future performance. Whilst every care has been taken in the preparation of this document, Charter Hall Maxim makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This fact sheet has been prepared for the purpose of providing general information only, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this fact sheet, and seek professional advice, having regard to their objectives, financial situation and needs. Information in this fact sheet is current as at 30 April 2023.

The SQM rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the PDS and consult a licensed financial adviser before making an investment decision in relation to this product. SQM Research receives a fee from Charter Hall Maxim for the research and rating of the Fund.

Atchison Consultants recommend that investors read the detailed information contained in the Product Disclosure Document. Investors should read the Analyst Interest and Certification, Warning (General Advice Only) and Disclosure (Commissioned Research) in the Recommended Ratings Report.

The Lonsec Rating presented in this document is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445. The Rating is limited to "General Advice" (as defined in the Corporations Act 2001 (Cth)) and based solely on consideration of the investment merits of the financial product(s). Past performance information is for illustrative purposes only and is not indicative of future performance. It is not a recommendation to purchase, sell or hold Charter Hall Maxim Property Securities Management products, and you should seek independent financial advice before investing in this product. The Rating is subject to change without notice and Lonsec assumes no obligation to update the relevant document following publication. Lonsec receives a fee from the Fund Manager for researching the product using comprehensive and objective criteria. For further information regarding Lonsec's Ratings methodology, please refer to our website at: <http://www.beyond.lonsec.com.au/intelligence/lonsec-ratings> The Lonsec Fund Reviews, Ratings, Rating Logos and other Research Reports are for financial services professionals only and are not suitable for retail investors or the general public. If you are a financial planner and would like a copy of the report, please email us: [office@charterhall.com.au](mailto:office@charterhall.com.au).