

Charter Hall Maxim Property Securities Fund December 2020

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



PERFORMANCE

	December %	3 Months %	1 Year % p.a.	3 Years % p.a.	5 Years % p.a.	10 Years % p.a.	Since Inception % p.a.*
Growth Return	+0.0%	+11.1%	-3.8%	+3.2%	+5.2%	+7.1%	+2.1%
Income Return	+1.0%	+1.1%	+2.5%	+3.2%	+3.8%	+5.0%	+3.3%
Total Return (after fees but before tax) **	+1.0%	+12.2%	-1.4%	+6.4%	+9.0%	+12.1%	+5.5%
S&P/ASX 300 A-REIT Accumulation Index	+0.6%	+13.2%	-4.0%	+5.8%	+7.4%	+11.3%	+4.2%
Net Value Add	+0.4%	-1.0%	+2.6%	+0.6%	+1.6%	+0.8%	+1.3%

*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. The Fund's gross asset value exceeded \$50 million on 2 May 2018 therefore the tiered rate of fees has been applied since that date. 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

Fund Objective	Outperform the benchmark, being the S&P/ASX 300 AREIT Accumulation Index by 1.5% p.a. (after fees) over rolling 3-year periods
Fund Size	\$176.6 million (cum distribution)
Status	Open
Fund Maturity	Open Ended
Fund Inception Date	October 2005
Investment Horizon	3-5 Years
Distribution Frequency	Quarterly
Minimum Investment	\$5,000
Pricing	Daily
Buy/Sell Spread	+0.25%/-0.25%
Total MER	0.95% p.a. of the gross asset value of the Fund up to and including \$50 million; plus 0.85% p.a. of the gross asset value of the Fund in excess of \$50 million.
SIV Compliant	Yes
ARSN	116 193 563
APIR Code	COL0001AU

AREIT SECTOR UPDATE

Month

The S&P/ASX 300 A-REIT Accumulation Index returned +0.6% during December, underperforming the Australian equities market (S&P/ASX 300 Accumulation Index) return of +1.2%.

The best A-REIT performers over the month were Charter Hall Social Infrastructure (CQE) at +9.9% and Charter Hall Group (CHC) at +8.5%. Key underperformers were Abacus Property Group (ABP) at -7.3% and Stockland Group (SGP) at -5.7%.

During the month, \$402m of equity was raised by Abacus (ABP) and \$35m for APN Industria REIT (ADI). A consortia of Charter Hall (CHC) managed funds/partnerships acquired the David Jones site in Sydney for \$510m.

Annual

During 2020 the S&P/ASX 300 A-REIT Accumulation Index returned -4.0% compared to the equity market (S&P/ASX 300 Accumulation Index) return of +1.4%.

The best A-REIT performers during 2020 were Goodman Group (GMG) at +44.0% and Rural Funds Group (RFF) at +41.3%, while Unibail (URW) at -50.2% and Vicinity Centres (VCX) at -34.2% lagged the market. The sector raised \$5.6 billion of equity during 2020 to fund future expansion and strengthen the balance sheet, the highest amount since 2009.



**WINNER 2018
PROPERTY
A-REITS**



**WINNER 2019
PROPERTY
A-REITS**



**WINNER 2020
AUSTRALIAN LISTED
PROPERTY**

FUND PERFORMANCE

In December the Fund returned +1.0% (after fees but before tax basis), outperforming the Fund's Benchmark (S&P/ASX 300 A-REIT Accumulation Index) return of +0.6%. Over the twelve months to December 2020 the Fund returned -1.4%, outperforming the Benchmark return of -4.0%.

For both the month of December and during 2020, an overweight holding in Lifestyle Communities (LIC) added relative value. LIC delivered +13.5% in December and +39.5% in 2020. An underweight holding in Charter Hall Group (CHC +8.5% in December and +37.0% annual return) detracted relative value during the month and the year.

A distribution of 1.00 cent per unit was declared for the December 2020 quarter with payment in early January 2021.

SECTOR ALLOCATION

Sector Allocation	Fund	Index ¹	Difference
Diversified AREITs	23.9%	33.5%	-9.6%
Industrial AREITs	25.1%	26.0%	-0.9%
Retail AREITs	15.7%	24.3%	-8.7%*
Office AREITs	10.6%	10.6%	0.0%
Specialised AREITs	10.7%	5.6%	5.1%
Developers & Managers	10.8%	0.0%	10.8%
Cash	3.3%	0.0%	3.3%
Total	100.0%	100.0%	0.0%

¹S&P/ASX 300 A-REIT INDEX

* Rounding

TOP 5 ACTIVE OVERWEIGHTS

Lifestyle Communities Limited (LIC)

Rural Funds Group (RFF)

Primewest Group Limited (PWG)

Eureka Group Holdings (EGH)

Centuria Office REIT (COF)

RESEARCH RATINGS



PLATFORMS

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

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