Invesco Global Real Estate Fund – Class A

Monthly Factsheet

30 September 2023

Fund Managers - Invesco Real Estate Team

Invesco Real Estate (IRE), a global real estate investment manager, invests in direct property and publicly-traded real estate securities, and has an investment track record of over 35 years.

Fund facts at a glance

Asset class
Global property

Objective[1]
The Fund aims to provide an average annual gross total return in line with that of a dedicated global core real estate portfolio, while maintaining a significant allocation to liquid assets to ensure the overall fund is more liquid than a dedicated core real estate portfolio

Management style
Core/global property

Benchmark
The fund is not managed against a benchmark

Time horizon
5-7 years

Distribution frequency
Quarterly

Inception date
3/8/2020

Minimum investment
$20,000

MER/ICR
1.30%

Buy/Sell Spread
0.15%/0.15%

APIR Code
GTU5547AU

Fund performance analysis (periods to 30 September 2023)

Net performance

Periods	Fund %
1 month	0.48
3 months	0.27
6 months	-1.08
1 year	-4.55
2 years p.a.	0.90
3 years p.a.	3.45
Calendar year to date	-0.08
Financial year to date	0.27
Since inception p.a.	0.73

Please note for the period ended 30 September 2023, the fund performance returns are as at Thursday 28 September 2023. This is due to a public holiday in Victoria on Friday 29 September 2023 where the Fund did not issue a transaction price.

The Fund returns are shown after ongoing fees and assumes reinvestment of income. Past returns are not a reliable indicator of future returns. Future returns may be affected by a range of factors including economic and market influences.

Assets under management

	A$m
Fund AUM:	37.48
Strategy AUM:	31,935.54

Fund analysis (as at 30 September 2023)

The data below is based on the underlying portfolio, i.e. the underlying Funds, into which the Invesco Global Real Estate Fund directly invests.

Regional allocation

Direct Real Estate sleeve	%
North America	42.8
Europe	26.6
Asia Pacific	21.5

Liquidity sleeve	%
North America	2.5
Europe	0.4
Asia Pacific	0.4
Cash & Other	5.9

Performance Commentary

The fund produced a positive gross total return in September. Equity positioning was the main negative contributor to listed real estate performance, and the overall fixed income performance was also negative during the month of September. The USD depreciated by approximately -0.4% versus the AUD in September. On the trailing 12-month basis, the USD depreciated by circa -0.4%.

Asset allocation review

The Fund's allocation to direct real estate was approximately 91% as at September 30. The approximately 9% liquidity sleeve allocation at month end was split as 3% to listed real estate and 6% to cash-like investments.

Outlook - Listed Real Estate

In this monthly report, our outlook focuses on Listed Real Estate. Please refer to our most recent Quarterly Report for our outlook on Global Direct Real Estate.

The Global REIT market delivered negative returns during September (measured from September 1, 2023 September 29, 2023) with performance, as reported by the FTSE EPRA Nareit Developed Index of -6.11%.

The US REIT Preferred market had negative performance as reported by the FTSE Nareit Preferred Stock Index at -2.00%. For the month of September, the US CMBS market outperformed US REIT Preferred as reported by the Barclays US Aggregate CMBS Total Return Index at -1.19%.

The global macro-economic environment is currently extremely complex, and this is resulting in moderating risk appetite among capital market participants. The Chinese economy has continued to show signs of stagnation which has significant impacts for other major developed and emerging economies. In Europe, inflation levels are falling, but underlying economic data has been poor.

The Japanese economy is somewhat healthier with positive inflation having a positive impact. Global listed real estate saw share prices decline in the period. Recent performance has been led by real estate in Japan which tends to offer lower beta characteristics.

US, Australian and European REITs saw some of the worst share price performance, reflecting the rise in longer-term risk-free rates. Among US REITs, the office and industrial focused companies saw most significant share price declines. US healthcare, manufactured housing and lodging REITs saw greatest share price resilience.

Performance data in USD.

Invesco

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Notes

[1] Invesco does not guarantee that the Fund will achieve its objective.

Important information

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