

Australian Property Securities Fund

Fund Focus - August 2022



Investment Strategy

The Fund invests in a range of listed property securities, spread primarily across retail, commercial, industrial and residential property sectors.

Portfolio Characteristics

Funds Under Management	\$336.27m
Number of Holdings	32
Turnover Ratio %	10.48
Latest Distribution Date	30 June 2022
Latest Distribution Amount	0.0128
Benchmark	S&P/ASX 300 AREIT Accumulation Index

Fund Facts

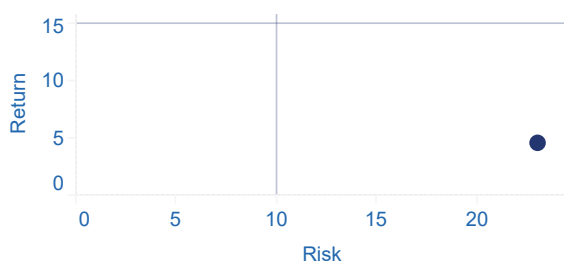
APIR Code	ZUR0064AU
Inception Date	28 February 2000
Total Est. Management Cost %	0.81
Est. Transactional Op. Cost %	0
Buy/Sell Spread %	0.30
Distribution Frequency	Quarterly
Underlying Fund Manager	Renaissance Property Securities Pty Ltd

Fund Performance After Fees

	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
Distribution	0.00	1.05	1.99	2.45	2.88	6.09
Growth	-2.89	-4.32	-12.01	-4.40	1.76	1.02
Total	-2.89	-3.27	-10.02	-1.95	4.65	7.11
Benchmark	-3.63	-3.47	-10.52	-0.78	6.24	6.81

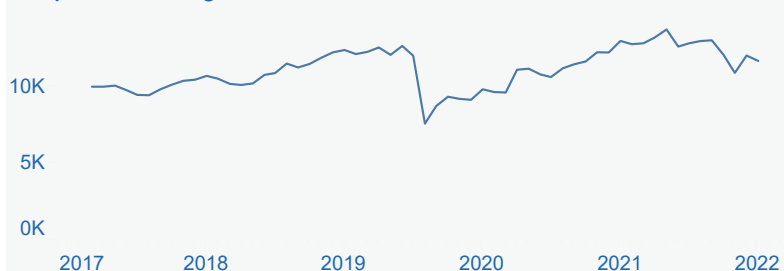
Risk Reward

1 Sep 2017 to 31 Aug 2022



Investment Growth (\$10,000)

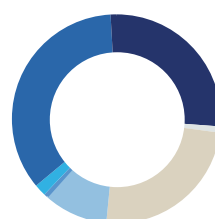
1 Sep 2017 to 31 Aug 2022



Top 10 Holdings (%)

	Weight	Benchmark
Goodman Group	22.42	25.99
Scentre Group	15.42	11.86
Stockland	8.43	6.72
Vicinity Centers	7.25	5.82
Mirvac Group	6.04	6.44
Dexus	5.18	7.30
Gpt Group	4.93	6.27
Unibail-rodamco-west	3.86	0.53
Charter Hall Group	3.52	4.97
Gdi Property Group	2.49	0.35

Portfolio Equity Sectors (%)



Diversified REITs	24.89
Health Care REITs	0.58
Hotels Resorts & Cruise Lin..	0.32
Industrial REITs	23.21
Office REITs	9.56
Real Estate Development	0.49
Residential REITs	1.76
Retail REITs	33.43
Specialized REITs	0.83

Risk Statistics

1 Sep 2017 to 31 Aug 2022

Std Dev	22.99
Alpha	-1.44
Beta	1.00
Sharpe Ratio (arith)	0.20
Up Capture Ratio	92.61
Down Capture Ratio	96.32

Top 5 Active Positions

	Portfolio Weight (%)	Benchmark	Active Position (%)
Scentre Group	15.42	11.86	3.56
Unibail-rodamco-west	3.86	0.53	3.33
Carindale Prop Trst	2.38	0.00	2.38
Gdi Property Group	2.49	0.35	2.14
Stockland	8.43	6.72	1.71

Market Commentary

The AREIT market fell by 3.6% in August with the key driver of the weakness being rising bond yields which were driven by Central Banks reaffirming their commitment to raising cash rates in order to tame inflation.

Fund Commentary

The Fund fell with the market in August but did not fall as much as the AREIT index. Calendar year-to-date, the Fund is also comfortably ahead of the index return.

The main positive contributors included overweight positions in the mall stocks, Scentre Group and Carindale, both of which reported strong results and offered better guidance than the market was expecting, driven by stronger operating performance. Underweight positions that contributed positively included defensive stocks Arena, Shopping Centres Australasia and Bunnings. Underweight positions in the fund managers, Centuria Capital and Goodman, also contributed positively. The overweight in Aspen, which had a strong result on the back of its affordable housing exposure, also contributed positively.

The main negative contributors included the underweight in Charter Hall Group which reported a better-than-expected result. The overweight in GDI detracted as the company still hasn't achieved much leasing traction in its Perth office buildings. The underweight in Waypoint detracted as the company reported a solid result. Lastly, the overweight in Stockland detracted due to management reporting that residential sales are slowing.

The investment team increased the overweights in mall stocks, Unibail and Scentre, as both names represent good value and their operating metrics have continued to improve. The overweight in Vicinity was reduced slightly as it has significantly outperformed this calendar year and now trades at a tighter discount to net tangible assets than Scentre.

Exposure to Cromwell was reduced and moved to an underweight position as the stock price has held up relatively well despite high gearing and management not being able to implement the strategy to spin off Cromwell's office portfolio and de-leverage.

* Performance returns quoted are compound rates of return calculated on exit prices and assume reinvestment of distributions. Returns are calculated net of all ongoing fees and any taxes payable by the fund. Total return includes both growth and distribution returns. Growth return is the change in exit price over the relevant period. The benchmark return shown is a gross return. Please note that figures shown are rounded to one decimal place, therefore some rounding errors may occur.

^ The Estimated Total Management Cost of 0.81% includes an Estimated Performance Fee of 0% and Estimated Indirect Costs of 0.00%.

Past performance is not a reliable indicator of future performance.

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