

# Australian Property Securities Fund

Fund Focus - November 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	\$340.08
Number of Holdings	30
Turnover Ratio %	8.480
Latest Distribution Date	30 September 2022
Latest Distribution Amount	0.0060
Benchmark	S&P/ASX 300 AREIT Accumulation Index

## Fund Facts

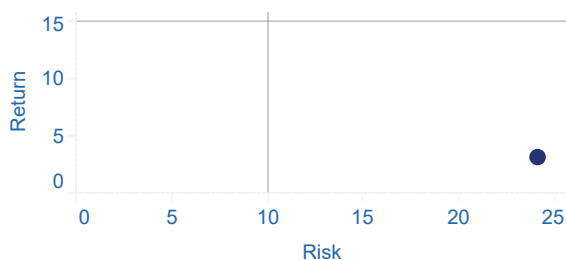
APIR Code	ZUR0064AU
Inception Date	28 February 2000
Total Est. Management Cost %	0.81
Est. Transactional Op. Cost %	0
Buy/Sell Spread %	0.30
Distribution Frequency	Quarterly
Underlying Fund Manager	Renaissance Property Securities Pty Ltd

## Fund Performance After Fees

	1 Month	3 Months	1 Year	3 Years	5 Years	Since Inception
Distribution	0.00	0.55	2.06	2.47	2.85	6.04
Growth	5.71	-0.18	-13.30	-4.73	0.37	1.00
Total	5.71	0.37	-11.24	-2.26	3.23	7.04
Benchmark	5.81	0.49	-12.32	-0.90	4.67	6.76

## Risk Reward

1 Dec 2017 to 30 Nov 2022



## Investment Growth (\$10,000)

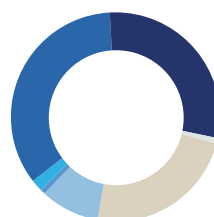
1 Dec 2017 to 30 Nov 2022



## Top 10 Holdings (%)

	Weight	Benchmark
Goodman Group	21.57	25.14
Scentre Group	15.33	11.92
Stockland	8.39	7.02
Vicinity Centres	7.45	6.07
Mirvac Group	6.34	6.81
Gpt Group	5.85	6.64
Dexus	5.34	6.65
Unibail-rodamco-westfield	4.32	0.52
Charter Hall Group	3.81	5.10
Gdi Property Group	2.40	0.30

## Portfolio Equity Sectors (%)



Diversified REITs	27.01
Health Care REITs	0.52
Hotels Resorts & Cruise Lin..	0.28
Industrial REITs	22.58
Office REITs	8.98
Real Estate Development	0.49
Residential REITs	1.78
Retail REITs	33.10
Specialized REITs	0.81

## Risk Statistics

1 Dec 2017 to 30 Nov 2022

Std Dev	24.07
Alpha	-1.30
Beta	0.99
Sharpe Ratio (arith)	0.13
Up Capture Ratio	92.75
Down Capture Ratio	96.08

## Top 5 Active Positions

	Portfolio Weight (%)	Benchmark	Active Position (%)
Unibail-rodamco-westfield	4.32	0.52	3.80
Scentre Group	15.33	11.92	3.41
Carindale Prop Trst	2.26	0.00	2.26
Gdi Property Group	2.40	0.30	2.10
Stockland	8.39	7.02	1.38

## Market Commentary

The AREIT market surged again in November, rising by 5.81%. Falling bond yields due to better-than-expected inflation data and comments from the US Federal Reserve regarding slowing of interest rate increases, drove AREIT performance for the month.

Australian economic data was mixed during the month with the Reserve Bank of Australia raising the cash rate by another 0.25%. October inflation surprised to the downside and house prices continued to fall in Sydney and Melbourne. Employment rose a solid 32,000 and unemployment fell to 3.4%. Consumer sentiment fell as did business conditions.

## Fund Commentary

The Fund produced a strong return of 5.71% and was marginally behind the index return for the month. Calendar year-to-date, the Fund is comfortably ahead of the index return.

The main positive contributors included the final liquidation payment from BGP Holdings (ex-GPT spin off). Underweight positions in National Storage, Long WALE and grocery anchored names also contributed positively during the month. The underweight in National Storage benefited as the stock was sold off in the wake of weakening rent and occupancy in comparable US names. The underweight to the defensive Long WALE stocks (Bunning, Charter Hall Long WALE, Arena, Charter Hall Social Infrastructure, and Waypoint) and grocery anchored names (Region Group, renamed from Shopping Centres Australasia) aided performance as these stocks underperformed as investors rotated into key beneficiaries of falling rates, namely fund managers and residential developers.

Overweight positions that contributed positively included Unibail and Aspen. The overweight to Unibail contributed strongly following significant underperformance, benefiting from value buying. The overweight to Aspen contributed positively as the stock benefited from the rotation into residential developers.

The main negative contributors included the underweight to Goodman Group which benefited from a strong quarterly update and rotation into fund manager and developers on the back of falling bond yields.

Overweight positions that detracted from performance included Carindale, GDI and Scentre. These names underperformed as the market rotated into the fund managers and residential developers. Additionally, GDI became involved in the increasingly negative sentiment towards office.

The investment team reduced exposure to the fund managers, Goodman Group and Centuria, as well as residential developers, Stockland and Mirvac, as these names have outperformed as investors rotated into stocks that are perceived to benefit from falling bond yields and lower interest rates.

Despite the tough outlook for office stocks the underweight in Dexus was slightly reduced in November following further underperformance, as value is emerging in the name.

\* 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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