

# MAY 2021 | Commentary

## LEGG MASON MARTIN CURRIE PROPERTY SECURITIES FUND

### Investment objective

The Fund aims to earn an after-fee return in excess of the Benchmark over rolling three-year periods.

Performance (%)						Fund details	
	1 mth	3 mths	1 yr	3 yrs pa	5 yrs pa		
<b>Fund (net)</b>	1.62	8.47	26.11	3.67	3.52	Inception date	September 1998
<b>Benchmark</b>	1.78	11.52	25.32	7.09	5.84	Benchmark	S&P/ASX 300 A-REIT Accumulation Index
<b>Calendar year performance (%)</b>						ISIN	AU60SSB01288
	2020	2019	2018	2017	2016	APIR	SSB0128AU
<b>Fund (net)</b>	-4.05	19.61	-6.91	7.31	10.76		
<b>Benchmark</b>	-3.96	19.57	3.27	6.44	13.18		

### Monthly review

#### What happened in the market?

The listed real estate market was up 1.8% in May (as measured by the S&P/ASX 300 A-REIT Accumulation Index), despite Victoria's entry back into lockdown which created a defensive tone to the REIT market.

In comparison, the Australian equity market rose 2.3% in May (as measured by the S&P/ASX 200 Accumulation Index).

At the A-REIT subsector level in May, healthcare, residential and specialised were the strongest REITs, while retail lagged.

#### What happened in the Fund?

The Fund gained 1.62% in the month of May slightly under the benchmark return of 1.78%. The Fund remains strong over 1 year, returning 26.11%, ahead of the benchmark return of 25.32% over the same period.

Underweight Vicinity Centres and GPT Group were among the leading contributors to performance once again during May, as they did in April 2021. On the other side, there was some marginal performance offset coming from Lendlease Group, Scentre Group and Yuexiu Transport.

In terms of sub-sector weights relative to the benchmark, the Fund remains marginally overweight to residential REITs and hotels and healthcare. On the other side, the Fund currently exhibits marginal underweights to industrials and commercial Real Estate.

## Highlights

- Invests in a diversified portfolio of listed property or related securities trading below intrinsic values
- Focused on replacement cost rents and securities with sustainable cash flows
- Dedicated local team with deep knowledge of A-REIT markets enables research insights to be captured and implemented quickly and consistently

## About us

### Franklin Templeton

Franklin Resources, Inc., is a global investment management organisation, operating as Franklin Templeton, which is headquartered in California. Franklin Resources, Inc., provides, through its subsidiaries, deep investment expertise across all asset classes - including equity, fixed income, and multi-asset solutions. Franklin Resources, Inc. is listed on the New York Stock Exchange and has employees in over 34 countries.

### Martin Currie

Martin Currie, our global equity specialist manager, has had a presence in Australia since 1954. Today Martin Currie is a leading provider of active equity solutions in Australia, managing a growing suite of equity, multi-sector and tailored strategies across a common investment research platform.



## Ratings

### Quantitative



The Legg Mason Martin Currie Property Securities Fund received an overall rating of 3 stars out of 113 Australian Equity funds as of 31 May 2021.

### Qualitative



## Meet the team

Martin Currie's investment process draws on a wide range of proprietary fundamental and quantitative research metrics. The Fund benefits from the close collaboration of the well-resourced and experienced team that includes Ashton Reid and Andrew Chambers.



**Ashton Reid, CPA, CFA**  
Portfolio Manager  
With firm since 1998



**Andrew Chambers, CA**  
Portfolio Manager  
With firm since 2011

For enquiries, please contact Client Services team on 1800 679 541, email [auclientadmin@franklintempleton.com](mailto:auclientadmin@franklintempleton.com) or visit [leggmason.com.au](http://leggmason.com.au).

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