UBS CBRE Property Securities Fund

November 2022

Fund description

The Fund is an actively managed fund investing in a portfolio of 15 – 25 mainly Australian property and property related equity securities across a range of geographic and economic sectors.

Target market

The Target Market Determination (TMD) for the Fund sets out the class of consumers for whom the product, including its key attributes, would likely be consistent with their likely objectives, financial situation and needs. To access to the TMD and other Fund documentation visit our website.

Investment strategy

The Fund uses a multi-step investment process for constructing the Fund's investment portfolio that combines top-down sector allocation with bottom-up individual stock selection.

Top-down sector allocation is determined through a systematic evaluation of listed and direct property market trends and conditions.

Bottom-up stock selection is driven by proprietary analytical techniques to conduct fundamental company analysis, which provides a framework for security selection through an analysis of individual securities independently and relative to each other.

Investment return objective

The Fund aims to outperform (after management costs) the S&P/ASX 300 Property Accumulation Index over rolling three year periods.

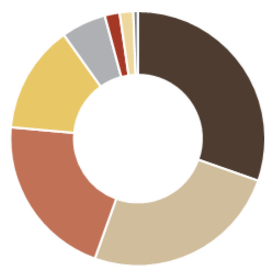
Top 10 positions by stock

Name	Country	Portfolio Weight (%)
Goodman Group	Australia	28.26
Scentre Group	Australia	13.98
Mirvac Group	Australia	8.64
Charter Hall Group	Australia	7.64
Vicinity Centres	Australia	6.39
Dexus	Australia	5.67
GPT Group	Australia	4.53
Rural Funds Group	Australia	4.15
National Storage REIT	Australia	4.10
Arena REIT	Australia	4.08
Top 10 total		**87.44**

Fund information

Inception date	1 February 1993
Fund size	$ 285.6m
Management fee	0.85% pa
Minimum initial investment	$ 50,000
Distributions	Quarterly
Buy/sell spread	+/- 0.20%
Currency management	Unhedged
APIR code	UBS0064AU
Inception date	1 February 1993

Investment portfolio (%)



Industrial REITs	30.37
Diversified REITs	25.12
Retail REITs	20.94
Specialized REITs	13.72
Office REITs	5.67
Real Estate Development	1.89
Residential REITs	1.73
Cash	0.57

Top 5 overweight by stocks

Name	Country	Active Weight (%)
Rural Funds Group	Australia	3.35
Goodman Group	Australia	3.12
Arena REIT	Australia	3.03
Charter Hall Group	Australia	2.54
National Storage REIT	Australia	2.11

Top 5 underweight by stocks

Name	Country	Active Weight (%)
Stockland	Australia	-4.65
Region Group	Australia	-2.38
Charter Hall Long WALE REIT	Australia	-2.24
GPT Group	Australia	-2.11
Charter Hall Retail REIT	Australia	-1.62

Investment performance

Fund	1 month %	3 months %	1 year %	3 years % pa	5 years % pa	Since inception* % pa
Total return	6.03	0.06	(13.88)	0.63	6.40	7.56
Benchmark**	5.81	0.49	(12.32)	(0.90)	4.67	7.95
Added Value	**0.22**	**(0.43)**	**(1.56)**	**1.53**	**1.73**	**(0.39)**

* Inception date: 1 February 1993.
** S&P/ASX 300 Property Accumulation Index. Prior to 1 June 2012, the benchmark was 85% S&P/ASX 300 Property Accumulation Index, 15% EPRA NAREIT developed index (hedged in AUD).
Performance figures are net of ongoing fees and expenses. The performance figures quoted are historical, calculated using end of month redemption prices, and do not allow for the effects of income tax or inflation. Total returns assume the reinvestment of all distributions. Performance can be volatile and future returns can vary from past returns.

Portfolio performance

The Fund delivered a 6.03% net return during November, outperforming the S&P/ASX 300 AREIT Accumulation Index return of 5.81%.

During the month, the main contributor to relative performance was the Fund's overweight position in Goodman Group. The industrial fund manager benefited from a positive 1Q23 update and we continue to believe the Group is well placed to deliver ongoing earnings growth, underpinned by an enviable global development pipeline. The Fund also benefited from an underweight position in BWP Trust, which underperformed the market during November as passive names lagged peers.

Detractors to performance included the Fund's overweight position in National Storage REIT. The storage asset owner underperformed the market as the share price consolidated after recent gains. We continue to believe the REIT will outperform in the medium term, benefiting from short duration lease terms allowing for capture of positive rental reversion. The Fund's overweight position in Arena REIT also detracted from performance, despite the childcare operator benefiting from inflation-linked triple net leases. We continue to believe the Group is well placed to deliver ongoing earnings growth, underpinned by a supportive regulatory environment.

Market review

The Australian REIT market (S&P/ASX 300 A-REIT Accumulation Index) increased by +5.8% in November, underperforming the broader S&P/ASX 300 which returned +6.5%.

November was dominated by quarterly operating updates, where operating fundamentals continued to remain supportive, and earnings guidance was reiterated across the sector.

Retail names reported solid underlying metrics and tenant sales continue to trade above pre-pandemic levels, despite emerging pressure on household balance sheets. Non-discretionary retail landlords demonstrated ongoing strength in operating metrics led by supermarket tenants.

The logistics sector continues to benefit from elevated occupier demand, with record low levels of vacancy driving sustained rental growth in all national markets.

The office sector continues to face structural headwinds to growth. Leasing activity is subdued as tenants continue to delay decision-making, whilst vacancy and incentives remain elevated in the key Sydney and Melbourne markets. Transactional momentum has stalled, and the valuation outlook is uncertain, currently undergoing a period of price discovery.

Residential businesses reported weak sales, whilst enquiry levels have significantly declined in response to rising interest rates. We believe the challenging environment will persist until the interest rate environment stabilises.

Market outlook

A continuing theme facing markets is rising rates and inflation. Unlike bonds, real estate securities act as a strong hedge in a rising inflation environment, given many lease structures have fixed or inflation-linked reviews. Our proprietary analysis suggests over the past twenty years, Australian REITs have outperformed broader Australian equities during periods of above-average inflation.

A-REITs are well-positioned with improving fundamentals and a defensive growth outlook. The Fund is maintaining a relatively balanced exposure to value and growth-orientated names. Positioning is towards companies with balance sheet capacity, quality assets and aligned management teams, whilst also selectively exposed to several deeper value real estate securities which benefit from the economic recovery. The Fund is strategically positioned to take advantage of attractive long-dated structural themes such as industrial, land lease communities, agriculture, and childcare.

Compelling valuation support has emerged with the sector trading at an 11% discount to net asset value. Balance sheets are healthy with moderate gearing levels. As market volatility persists, we anticipate the Australian REIT sector's resilient cash flows will be highly sought after.

Client Services

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