

# Fund Summary

## OnePath Property Securities Trust

### Wholesale

31 March 2022

#### Fund details

Investment manager	OnePath Funds Management sub-advised by SG Hiscock & Company
Fund code	AJF0803AU
Asset type	Real Estate / Listed
Region	Australia
Fund size	\$0.95 million as at 31 Mar 2022
Commencement date	01 Oct 1993
Distributions	Quarterly

#### Investment objective

The fund aims to achieve returns (before fees, charges and taxes) that exceed the S&P/ASX 200 AREIT Accumulation Index, over periods of three years or more.

#### Investment strategy

The fund invests predominantly in a diversified portfolio of property securities selected in accordance with a disciplined investment process.

#### Minimum time horizon

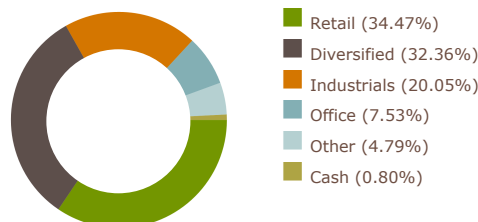
5 years

#### Standard Risk Measure\*

The Standard Risk Measure (SRM) is based on industry guidance to allow investors to compare funds that are expected to deliver a similar number of negative annual returns over any 20 year period. The SRM for this fund is shown below:



#### Property sector allocation



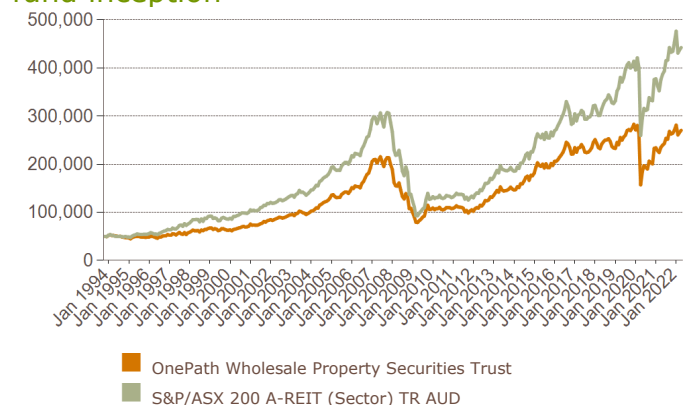
#### Fund performance

As at 31 Mar 2022

	1 mth %	3 mth %	1 yr %	3 yr % pa	5 yr % pa	7 yr % pa	10 yr % pa
Total Return †	1.73	-3.82	15.06	1.92	2.88	4.58	9.53
Benchmark ‡	1.24	-7.10	17.74	5.15	7.80	8.03	12.25
Excess Return	0.49	3.28	-2.68	-3.23	-4.92	-3.45	-2.72
Distribution	0.24	0.22	1.77	2.64	3.22	3.26	3.85
Growth	1.49	-4.04	13.29	-0.72	-0.35	1.32	5.69
Risk (1 Std Dev)	-	-	12.08	29.78	23.84	21.03	18.72
Tracking Error	-	-	3.85	5.82	5.12	4.60	3.99
Info. Ratio	-	-	-0.7	-0.6	-1.0	-0.7	-0.7

Calendar year returns	YTD	2021	2020	2019	2018
Total Return †	-3.82	20.14	-13.75	16.59	-7.31
Benchmark ‡	-7.10	26.14	-4.61	19.36	2.91
Excess Return	3.28	-6.00	-9.14	-2.77	-10.22

#### Growth of \$50,000 invested since fund inception



#### Top 10 holdings

Security	% of fund
GOODMAN GROUP	19.80%
SCENTRE GROUP	14.45%
STOCKLAND STAPLED	11.79%
VICINITY CENTRES	9.63%
GPT GROUP	7.29%
MIRVAC GROUP	5.22%
DEXUS PROPERTY GROUP	4.56%
PEET LTD	3.64%
UNIBAIL GROUP STAPLED	3.58%
CHARTER HALL GROUP	3.52%
<b>Total Top 10</b>	<b>83.47%</b>

\* For further information on Standard Risk Measures and the calculation methodology used, go to [onepath.com.au/personal/performance/product-updates.aspx](http://onepath.com.au/personal/performance/product-updates.aspx)

† Returns quoted use the unit price which is calculated using the net asset values for the relevant month end. The prices shown may differ from the actual unit price if an investor is applying for or redeeming an investment. Actual unit prices will be confirmed following any transaction on an investor's investment. Please note that all returns are after the deduction of management fees and expenses and assumes all distributions are re-invested. Where applicable, management fees have been deducted at the highest entry fee option rate. No allowance has been made for entry or exit fees.

‡ Benchmark returns should be used for indicative purposes only. These returns may not be a true indication of this Fund's performance against its investment objective.

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#### Market and portfolio review

The S&P/ASX 300 AREIT Accumulation Index rose 1.4% in March. The ramifications of the war in Ukraine are adding further pressures to the global supply chain.

The ten-year bond yield launched 70 bps to 2.84%. Real interest rates by comparison "only" jumped 51 bps but moved firmly into positive territory, finishing at 34 bps. The difference between the nominal and real yield derives the implied inflation expectations, which saw a 20 bps shift up to 2.50%. Similar moves were also witnessed globally, as the interest rate hiking cycle gathers momentum, to deal with the still escalating inflationary pressures.

The Australian dollar rose another two cents in March, finishing just shy of US\$0.75. Once again, the strength of the commodities constituents greatly assisted, with Australia more generally being a relative haven globally.

Global REITs outperformed the AREITs, generating 4.7% in returns primarily driven by strong performance of US REITs. The general market (via the S&P/ASX 300 Accumulation Index) outperformed both the AREITs and Global REITs once more, delivering 6.9%, as Australia's commodity-heavy and banking sector bias on the ASX saw it outperform the present market environment.

#### Future investment strategy

We continue to target Australian Real Estate Investment Trusts (AREITs) that provide solid fundamentals over the medium-to-long-term that are trading attractively relative to other AREITs. Overall we endeavour to invest in entities that offer a combination of:

- ? A Net Present Value ("NPV") Discount;
- ? An Internal Rate of Return ("IRR") Premium;
- ? Ideally a (Real, not manufactured) Free Cashflow Yield Premium; and
- ? A Lower Price to Net Asset Value ("NAV").

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