

# Fund Summary

## OnePath Property Securities Trust

### Wholesale

31 May 2023

#### 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	\$0.15 million as at 31 May 2023
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

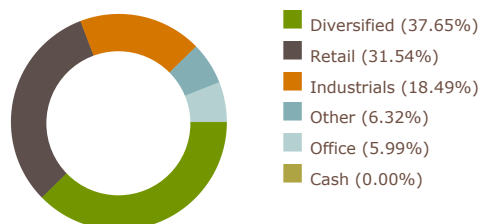
5 years

#### 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



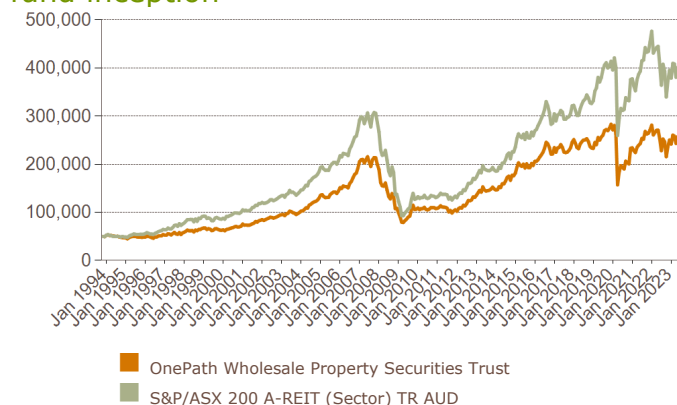
#### Fund performance

As at 31 May 2023

	1 mth %	3 mth %	1 yr %	3 yr % pa	5 yr % pa	7 yr % pa	10 yr % pa
Total Return †	1.01	0.37	2.86	9.62	1.03	2.10	5.91
Benchmark ‡	-1.75	-3.57	-3.01	7.62	3.94	3.85	7.57
Excess Return	2.76	3.94	5.87	2.00	-2.91	-1.75	-1.67
Distribution	0.00	1.23	2.84	2.61	3.08	3.25	3.41
Growth	1.01	-0.86	0.02	7.01	-2.06	-1.15	2.50
Risk (1 Std Dev)	-	-	26.23	20.10	26.17	22.92	20.01
Tracking Error	-	-	3.66	4.32	5.36	4.85	4.22
Info. Ratio	-	-	1.6	0.5	-0.5	-0.4	-0.4

Calendar year returns	YTD	2022	2021	2020	2019
Total Return †	7.32	-13.96	20.14	-13.75	16.59
Benchmark ‡	3.99	-20.46	26.14	-4.61	19.36
Excess Return	3.33	6.50	-6.00	-9.14	-2.77

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



#### Top 10 holdings

Security	% of fund
GOODMAN GROUP	18.31%
SCENTRE GROUP	14.84%
STOCKLAND STAPLED	14.58%
VICINITY CENTRES	8.63%
MIRVAC GROUP	7.73%
GPT GROUP	4.29%
PEET LTD	4.27%
CHARTER HALL GROUP	4.15%
DEXUS PROPERTY GROUP	2.92%
UNIBAIL GROUP STAPLED	2.84%
<b>Total Top 10</b>	<b>82.56%</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 fell 1.8%, as the markets increasingly started to factor in further interest rate rises/higher for longer, given the ongoing, robust inflation data. Consumer discretionary and staples were the worst performing sectors on the ASX in May, given a slowing in retail sales, trading down/value-conscious shopper coming to the fore. Retail AREITs, especially those exposed to discretionary retail fell in sympathy (unfairly in our view) given the fact that these sales figures have come off relatively high levels and their rents are not determined upon a retailer's sales turnover.

The AREITs (again) outperformed both the Global REITs (down 3.8%) and the general market (via the S&P/ASX 300 Accumulation Index) which was down 2.5%, driven by the underperformance in consumer sectors and financials.

Information Technology delivered ~12%, benefitting from the AI thematic permeating the globe.

The ten-year bond yield rose 27 bps, to 3.61%. The ten-year real bond yields only rose 20 bps, to 1.17%. This has resulted in the implied inflation expectations for the next 10 years rising to 2.44%, edging closer to what we forecast longer-term inflation to be.

The correlation between the AREIT sector's performance and real bond yield movements was therefore reestablished, given the enhanced risk of further interest rate rises.

### Future investment strategy

The Fund continues 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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This information is current as at 31 May 2023 with the commentary current for the most recent quarter end (eg. March, June, Sept or Dec) however in some cases may be applicable for the preceding month or quarter end. Updated information will be available free of charge by contact Client Services on 133 665. The information is of a general nature and does not take into account your personal needs, financial circumstances or objectives. Before acting on this information, you should consider the appropriateness of the information, having regard to your needs, financial circumstances and objectives. Past performance is not indicative of future performance. The future value of investments may rise and fall with changes in the market. You should read the relevant PDS available at [onepath.com.au](http://onepath.com.au) and consider whether that particular product is right for you before making a decision to acquire or continue to hold the product.