



# Product Profile

## MLC MultiActive Property

LAST UPDATED 31-1-2024

### Key Information

APIR CODE	WPC0012AU
STATUS	OPEN
ASSET CLASS	PROPERTY AND INFRASTRUCTURE
SECTOR	GLOBAL LISTED PROPERTY
SUB SECTOR	MULTI-MANAGER
PRODUCT TYPE	RETAIL
LEGAL TYPE	UNIT TRUST
FUND INCEPTION	NOVEMBER 2005
FUND SIZE	\$86.38M
ENTRY / EXIT PRICE (31-1-2024)	\$0.7992 / \$0.797
MINIMUM INITIAL / ADDITIONAL INVESTMENT	\$1M / \$10,000
MINIMUM INVESTMENT BALANCE	\$5,000
DISTRIBUTION FREQUENCY	QUARTERLY
REGULAR SAVINGS PLAN	NO

### Manager Profile

Insignia Financial Ltd ('Insignia Financial') is a wealth management company offering products and services across, financial advice and distribution, portfolio and estate administration, and investment management. Insignia Financial is listed on the Australian Stock Exchange ('ASX'). As of 31 December 2022, Insignia Financial had \$285.1bn in Funds Under Management and Administration.

### PDS Objective

To provide a level of investment that is reasonable when compared to the long-term investment horizon of the Fund at the high level of investment risk.

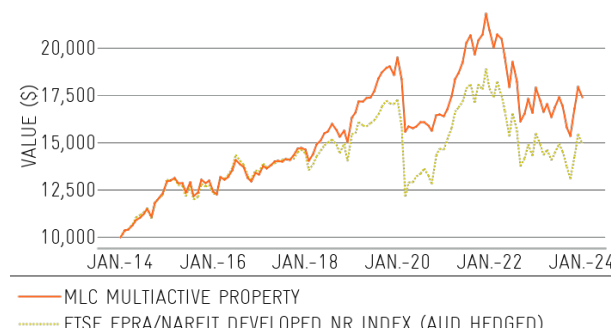
### What is this Fund?

- The Specialist Property Fund ('the Fund') is an active, multi-manager, global listed property strategy. The Fund provides exposure to three investment managers predominantly holding large-cap listed Australian and international real estate securities, whilst remaining style-neutral. The Fund has an internal investment objective to outperform the FTSE EPRA/NAREIT Developed Real Estate Index – Hedged AUD ('the Benchmark') by 2% p.a. (before fees), with a targeted Tracking Error of less than 5% p.a. over rolling five-year periods.

### What this Rating means

The 'Recommended' rating indicates that Lonsec has strong conviction the financial product can generate risk adjusted returns in line with relevant objectives. The financial product is considered an appropriate entry point to this asset class or strategy.

### Growth of \$10,000 over 10 years



### Returns after fees (at 31-1-2024)

	3MTH	1 YR	3 YR	5 YR	10 YR
TOTAL RETURN	13.21	-2.67	2.03	1.33	5.69
INCOME RETURN	0.00	0.00	2.39	3.49	5.39
GROWTH RETURN	13.21	-2.67	-0.36	-2.17	0.31
LONSEC BENCHMARK	13.97	-3.53	0.72	-0.69	4.08

BENCHMARK USED: FTSE EPRA/NAREIT DEVELOPED NR INDEX (AUD HEDGED)

### Asset allocation (at 31-12-2023)

	%ACTUAL	%MIN	%MAX	%TARGET
UNLISTED PROPERTY	99.1	-	-	-
CASH	0.9	-	-	-

### Top 10 holdings (at 31-12-2023)

NAME	WEIGHT %
PROLOGIS INC	6.4
EQUINIX INC	5.5
WELLTOWER INC.	5.1
INVITATION HOMES INC	3.9
DIGITAL REALTY TRUST, INC. USD0.01	3.9
REALTY INCOME CORPORATION	3.7
mitsui fudosan co., ltd.	2.6
ESSEX PROPERTY TRUST INC USD0.0001	2.0
FEDERAL REALTY INVESTMENT TRUST NPV	1.9
LINK REAL ESTATE INVESTMENT TRUST UNITS	1.9

SOURCE: FE FUNDINFO

### Fees (% per annum)

MANAGEMENT FEES AND COSTS	0.97
PERFORMANCE FEE COSTS	0
NET TRANSACTION COSTS	0.1
NET OF BUY SPREAD / SELL SPREAD	0.14 / 0.14
ANNUAL FEES AND COSTS (PDS)	1.07

WHERE MANAGEMENT FEES & COSTS IS NULL "-" NO DATA HAS BEEN PROVIDED AND THE ANNUAL FEES & COSTS (PDS) CANNOT BE CALCULATED. REFER TO THE PDS FOR THE FEE INFORMATION.

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