



Product Profile

Specialist Property Fund

LAST UPDATED 31-5-2022

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	\$99.81M
ENTRY / EXIT PRICE (31-5-2022)	\$0.9139 / \$0.9132
MINIMUM INITIAL / ADDITIONAL INVESTMENT	\$1M / \$10,000
MINIMUM INVESTMENT BALANCE	\$5,000
DISTRIBUTION FREQUENCY	ANNUAL
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 code: IFL). As of 31 December 2021, Insignia Financial had \$325.8bn 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.

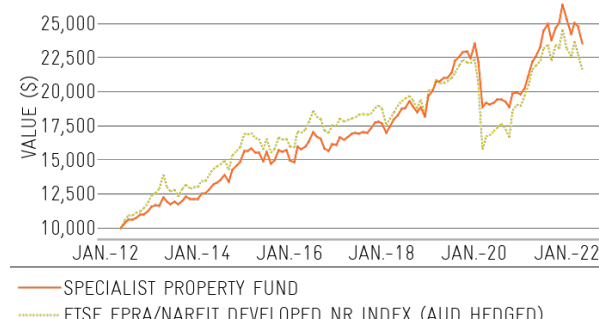
What is this Fund?

- The Specialist Property Fund ('the Fund') invests in a single asset class via a selection of specialist Global listed property investment managers. The Fund has an internal investment objective to deliver a return that exceeds the FTSE EPRA/NAREIT Developed Real Estate Index – Hedged AUD ('the Benchmark') by 2% p.a. over five-year periods (before fees).

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 31-5-2022)

	3MTH	1 YR	3 YR	5 YR	10 YR
TOTAL RETURN	-2.76	4.36	3.92	6.87	8.94
INCOME RETURN	0.00	4.86	5.14	8.71	5.91
GROWTH RETURN	-2.76	-0.50	-1.22	-1.84	3.03
LONSEC BENCHMARK	-4.14	-1.19	1.65	3.71	8.03

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

Asset allocation (at 30-6-2021)

	%ACTUAL	%MIN	%MAX	%TARGET
LISTED PROPERTY	99.0	-	-	-
CASH	1.0	-	-	-

Top 10 holdings (at 31-3-2022)

NAME	WEIGHT %
PROLOGIS INC	6.8
WELLTOWER INC.	4.1
INVITATION HOMES INC	3.7
ESSEX PROPERTY TRUST INC USD0.0001	3.5
PUBLIC STORAGE	3.3
KIMCO REALTY CORP	2.9
EQUINIX INC	2.9
HOST HOTELS & RESORTS INC	2.1
EQUITY RESIDENTIAL PROPERTIES TRUST SHS OF BE	1.9
ALEXANDRIA REAL ESTATE EQUITIES INC	1.9

SOURCE: FE FUNDINFO

Fees

MANAGEMENT COSTS	0.97% P.A.
ICR % PA	0.97
BUY SPREAD % / SELL SPREAD %	0.06 / 0.02

REFER TO THE PDS FOR ANY ADDITIONAL FEES

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