



MLC MultiActive Property

WPC0012AU Author: Chris Serpesedes Published: 30 Apr 2025

Data is provided by the manager at 30 Jun 2024, and currency in AUD, unless otherwise stated

Refer to glossary for definition of the rating

Product Viewpoint

About this Product

Investment manager	IOOF Investment Services Ltd
Benchmark	FTSE EPRA/NAREIT Developed Rental ex Aus NR Index (AUD Hedged)
Product structure	Managed Fund
Product size	\$84.74m
Inception date	Nov 2005
Asset class	Property and Infrastructure
Sector	Global Listed Property
Peer group	Multi-Manager
Rated peers	3

Product Characteristics

Business Life Cycle	Mature
Product Wind-Up Risk	Medium
Key Person Risk	Low
Tenure of Decision Makers	Medium
Complex (RG240)	No
Strategy Remaining Capacity	High
ESG Approach	Risk or Value
Peer Relative Fees and Costs	In line with median

Annual Fees and Costs (% p.a.)

Management fees & costs	0.87
Performance fee costs	0.00
Net Transaction Costs	0.19
Buy/Sell Spread	0.20/0.20
Annual fees and costs	1.06

Source: FE fundinfo, PDS Date: 30/Sep/2024

Strengths

- The Fund is managed by an experienced and well-led investment team.
- Breadth of investment resources and tools pertaining to manager research, asset allocation, performance analytics, governance and implementation teams.
- Robust and consistently applied investment process underpinning manager selection and portfolio construction functions.
- Integration of the broader investment team has been progressing well to further enhance the Manager’s investment capabilities.
- Consistently outperformed the benchmark and peers over the medium and long term.

Weaknesses

- The complexity of managing an extensive breadth of heritage products with varying objectives, but this is being managed by the continued alignment of asset class building blocks and objectives.
- The Fund has not achieved its internal risk objective around targeted tracking error at the time of this review.

Product Opinion

The Fund has maintained its 'Recommended' rating. This rating reflects the high regard and conviction in the experience and calibre of the broader investment team and their ability to execute the investment process. The continued consolidation of the heritage businesses provides depth of expertise across the investment process.

However, there remains an extensive breadth of heritage products with various objectives, although these continue to be aligned. The Fund has also failed to achieve its internal risk objective around targeted tracking error at the time of this review.

Lonsec Rating Model

Rating key: ●●● Above ●●● In-line ●●● Below

Factor	Peer Rating	YoY Score Change
Business	●●●	—
Team	●●●	—
Process	●●●	—
ESG	●●●	—
Product	●●●	↓
Fees	●●●	—
Performance	●●●	—

Allocation Profile

Core		
Satellite		
	Low Complexity	High Complexity

Return Profile

Income		
Capital		
	Defensive	Growth

Key Facts

Key Objectives

Investment objective	To provide long-term capital growth and income by investing predominantly in a diversified portfolio of listed international and Australian real estate securities, and to achieve a total return after fees in excess of the Benchmark over seven years.
Internal return objective	To outperform the Benchmark by 2.0% p.a. (before fees) over rolling five-year periods.
Internal risk objective	Targeted Tracking Error of less than 5.0% p.a. over rolling five-year periods.
Non-financial objective	None

Asset Allocation (%) (as at 31/12/2024)

Listed Property	99.41
Unlisted Property	-
Cash	0.59
Total	100.00

Source: FE fundinfo

Rating History

14-May-2024	Recommended
19-Apr-2023	Recommended
11-Apr-2022	Recommended

Product Distribution Profile

Frequency	Quarterly
Last Missed Distribution	None
Number of Missed Distributions in the last 5 years	0
AMIT Election	Yes
TOFA Election	No

Top 10 Holdings (as at 31/12/2024)

	Weight (%)
WELLTOWER INC.	8.890
DIGITAL REALTY TRUST, INC. USD0.01	6.920
EQUINIX INC	6.210
PROLOGIS INC	5.130
SIMON PROPERTY GROUP, INC.	4.270
KIMCO REALTY CORPORATION	3.430
INVITATION HOMES INC	3.120
SUN COMMUNITIES INC	2.600
VENTAS INC	2.100
FEDERAL REALTY INVESTMENT TRUST NPV	2.010

Source: FE fundinfo

Target Market Determination

Produced by issuer	Yes
Provided to Lonsec	Yes

Performance Analysis - annualised after fees at 31/12/2024

	1 Year	Median	2 Year	Median	3 Year	Median	5 Year	Median
Performance (% p.a)	2.63	2.63	5.43	5.43	-5.43	-6.67	-0.15	-0.51
Standard deviation	13.85	13.85	15.96	16.08	17.34	18.04	16.65	18.51
Excess return (% p.a)	0.43	0.43	0.60	0.60	1.37	0.13	1.46	1.11
Outperformance ratio (% p.a)	41.67	41.67	45.83	45.83	44.44	47.22	46.67	48.33
Worst drawdown (%)	-8.04	-8.04	-14.03	-14.29	-26.59	-29.50	-29.48	-31.85
Time to recovery (mths)	NR	NR	2	9	NR	NR	NR	NR
Sharpe ratio	-0.13	-0.13	0.08	0.08	-0.50	-0.54	-0.13	-0.13
Information ratio	0.17	0.17	0.22	0.22	0.37	0.04	0.22	0.22
Tracking error (% p.a)	2.49	2.49	2.67	2.67	3.67	3.67	6.62	5.26

Lonsec Peer Group: Property and Infrastructure - Global Listed Property - Multi-Manager

Product Benchmark: FTSE EPRA/NAREIT Developed Rental ex Aus NR Index (AUD Hedged)

Cash Benchmark: Bloomberg AusBond Bank Bill Index AUD

Time to recovery: NR - Not recovered, dash - No drawdown during period

Latest Product Information

(as provided by the manager & sourced from third party data vendors. This data may differ from the data provided to Lonsec at the time of rating)

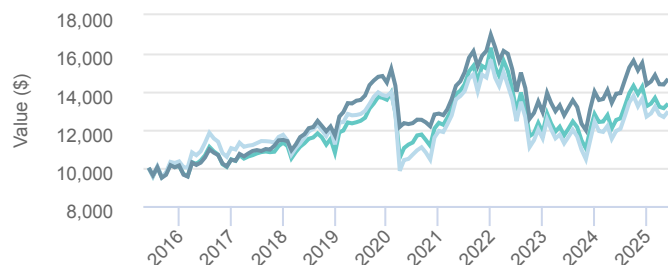
Returns after fees (as at 30/05/25)

	3mth	1yr	3yr	5yr	10yr
Total return	-1.36	5.58	-1.13	3.59	3.90
Income return	-0.00	-0.00	0.77	2.74	4.72
Growth return	-1.36	5.58	-1.90	0.84	-0.81
Lonsec benchmark	-1.89	8.55	-1.62	4.36	2.62
Excess return	0.53	-2.96	0.49	-0.77	1.28

Benchmark Used: FTSE EPRA/NAREIT Developed Rental ex Aus NR Index (AUD Hedged)

Source: FE fundinfo

Growth of \$10,000 Over 10 Years



— MLC MultiActive Property
— FTSE EPRA/NAREIT Developed Rental ex Aus NR Index (AU...
— Peer Median

Source: FE fundinfo

Top 10 Holdings (as at 31/03/2025)

Name	%
WELLTOWER INC.	9.8
DIGITAL REALTY TRUST, INC. USD0.01	4.9
EQUINIX INC	4.8
PROLOGIS INC	4.7
SIMON PROPERTY GROUP, INC.	3.6
INVITATION HOMES INC	3.6
VENTAS INC	3.2
EXTRA SPACE STORAGE INC	3.0
KIMCO REALTY CORPORATION	3.0
SUN COMMUNITIES INC	2.3

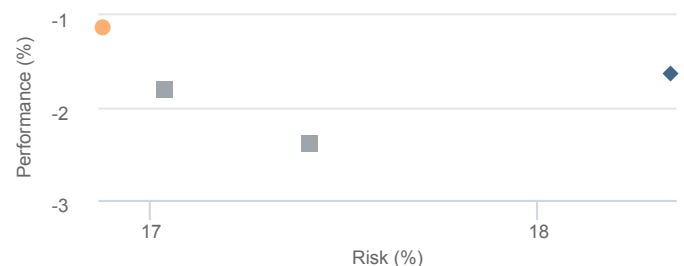
Source: FE fundinfo

Annual Fees and Costs (% p.a.) (as at 20/09/2024)

Management fees & costs	0.87
Performance fee costs	0.00
Net Transaction Costs	0.19
Buy/Sell Spread	0.20/0.20
Annual fees and costs	1.06

Source: FE fundinfo

3 Year Risk and Return



● MLC MultiActive Property
◆ FTSE EPRA/NAREIT Developed Rental ex Aus NR I...
■ Peer

Source: FE fundinfo

Asset Allocation (%) (as at 30/04/2025)

Unlisted Property	99.25
Cash	0.75
Total	100.00

Source: FE fundinfo

LONSEC RECOMMENDS THIS DOCUMENT BE READ IN CONJUNCTION WITH THE PRODUCT REVIEW.

General

Excess return: Return in excess of the benchmark return.

Information ratio: Relative reward for relative risk taken (Excess Returns / Tracking Error).

Sharpe ratio: Excess return earned for additional volatility experienced when holding riskier assets versus risk-free asset.

Standard deviation: Volatility of monthly Absolute Returns.

Stewardship Policies: the strength of a manager's proxy voting and engagement policies with respect to ESG.

Time to recovery: The number of months taken to recover the Worst Drawdown.

Total return: 'Top line' actual return, after fees.

Tracking error: Volatility of monthly Excess Returns against the benchmark (the Standard Deviation of monthly Excess Returns).

Worst drawdown: The worst cumulative loss ('peak to trough') experienced over the period assessed.

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Ratings

'Highly Recommended' rating indicates that Lonsec has very strong conviction the product can meet its investment objectives.

'Recommended' rating indicates that Lonsec has strong conviction the product can meet its investment objectives.

'Investment Grade' rating indicates that Lonsec has conviction the product can meet its investment objectives.

'Approved' rating indicates that Lonsec believes the product can meet its investment objectives.

'Not -Approved' rating indicates that Lonsec does not believe the product can meet its investment objectives.

'Closed / Wind Up' status is applied when the product has been closed.

'Fund Watch' status is applied when a rating is under review due to the occurrence of a significant event relating to the product.

The **'Redeem'** rating indicates Lonsec no longer has sufficient conviction that the product can meet its investment objectives.

The **'Screened Out'** rating indicates Lonsec was unable to attain sufficient conviction that the product can meet its investment objectives.

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- who we are and our contact details;
- the financial services we provide;
- the remuneration that may be paid to us and other persons in relation to the financial services we provide;
- how we deal with conflicts of interest; and
- how we deal with complaints

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Contact Details

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www.lonsec.com.au

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- superannuation
- retirement savings accounts
- foreign exchange products
- life products including:
 - investment life insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds; and
 - life risk insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds;

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Lonsec Research FSG (continued)

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Complaints Manager

Level 39, 25 Martin Place
Sydney NSW 2000
Tel: 1300 826 395

Email: complaints@lonsec.com.au

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Email: info@afca.org.au

Phone: 1800 931 678

Mail:

Australian Financial Complaints Authority
GPO Box 3
Melbourne, Victoria, 3001.

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This FSG was prepared on 1 August 2024.