



Refer to glossary for definition of the rating

Product Viewpoint

About this Product

Investment manager	IOOF Investment Services Ltd
Benchmark	FTSE EPRA/NAREIT Developed NR Index (AUD Hedged)
Product structure	Managed Fund
Product size	\$91.00m
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	Low
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	0.08
Buy/Sell Spread	0.14/0.14
Annual fees and costs	0.95

Source: FE fundinfo

Strengths

- The Fund is managed by an experienced and well-led investment team.
- Increased breadth of resources and tools in particular manager research, asset allocation, performance analytics, governance and implementation teams.
- Robust and consistently applied investment process underpinning underlying manager selection and portfolio construction.
- Integration of the broader investment team has been progressing well to further enhance the Manager's investment capabilities.

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 at its recent review. This rating is underpinned by high regard and conviction for the experience and calibre of the broader investment team and Lead Portfolio Manager, Liam Wilson. The Fund's rating is also driven by the robust and repeatable investment process. The increased resourcing from the combined heritage IOOF, OnePath and MLC businesses, provides further depth of expertise within investment management, asset allocation and risk management.

The Fund has not achieved its internal risk objective around targeted tracking error.

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 a level of investment return that is reasonable when compared to both the long-term investment horizon of the Fund and the high level of investment risk.
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 (%)

Listed Property	99.01
Unlisted Property	-
Cash	0.99
Total	100.00

Source: FE fundinfo

Rating History

19-Apr-2023	Recommended
11-Apr-2022	Recommended
15-Apr-2021	Recommended

Product Distribution Profile

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

Top 10 Holdings (as at 31/07/2023)

	Weight (%)
Prologis, Inc.	6.77
Equinix, Inc.	5.19
Welltower Inc.	4.01
Invitation Homes, Inc.	3.96
Realty Income Corporation	3.68
Digital Realty Trust, Inc.	3.55
Equity Residential	3.51
American Tower Corporation	2.31
Mitsui Fudosan Co., Ltd.	2.31
Federal Realty Investment Trust	1.95

Source: FE fundinfo

Target Market Determination

Produced by issuer	Yes
Provided to Lonsec	Yes

Performance Analysis - annualised after fees at 31/10/2023

	1 Year	Median	2 Year	Median	3 Year	Median	5 Year	Median
Performance (% p.a)	-7.01	-7.01	-13.17	-15.28	-0.56	-0.41	0.10	-0.36
Standard deviation	15.47	15.47	17.31	17.86	16.11	17.75	15.54	17.80
Excess return (% p.a)	0.71	0.71	1.77	0.92	-1.26	-0.47	2.03	1.81
Outperformance ratio (% p.a)	41.67	41.67	45.83	50.00	47.22	50.00	50.00	50.00
Worst drawdown (%)	-14.03	-14.29	-29.48	-31.85	-29.48	-31.85	-29.48	-31.85
Time to recovery (mths)	NR	NR	NR	NR	NR	NR	NR	NR
Sharpe ratio	-0.69	-0.69	-0.89	-0.94	-0.13	-0.11	-0.08	-0.09
Information ratio	0.31	0.31	0.43	0.38	-0.22	-0.17	0.29	0.29
Tracking error (% p.a)	2.30	2.30	4.11	4.11	5.60	5.29	6.95	4.87

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

Product Benchmark: FTSE EPRA/NAREIT Developed 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)

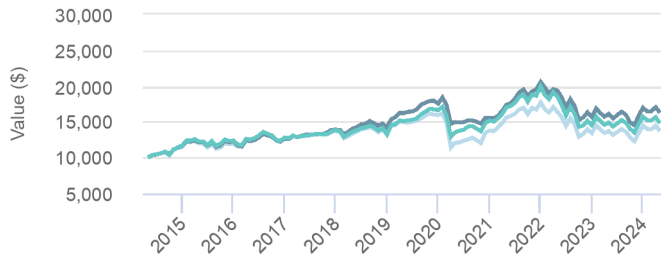
Returns after fees (as at 30/04/24)

	1yr	3yr	5yr	7yr
Total return (% p.a)	1.00	-2.13	0.05	3.21
Income return (% p.a)	0.00	2.29	3.45	6.40
Growth return (% p.a)	1.00	-4.42	-3.40	-3.20
Lonsec benchmark (% p.a)	-0.09	-4.26	-1.70	0.79
Excess return (% p.a)	1.09	2.13	1.75	2.42

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

Source: FE fundinfo

Growth of \$10,000 Over 10 Years



— MLC MultiActive Property
— FTSE EPRA/NAREIT Developed NR Index (AUD Hedge...
— Peer Median

Source: FE fundinfo

Top 10 Holdings (as at 30/04/2024)

Name	%
PROLOGIS INC	6.7
WELLTOWER INC.	6.2
EQUINIX INC	5.8
DIGITAL REALTY TRUST, INC. USD0.01	4.0
REALTY INCOME CORPORATION	3.9
INVITATION HOMES INC	3.8
MITSUI FUDOSAN CO., LTD.	3.3
EQUITY RESIDENTIAL PROPERTIES TRUST SHS OF BENEFICIAL INTEREST USD0.01	2.9
UNIBAIL-RODAMCO-WESTFIELD SE STAPLED SECS CONS OF 1 SH UNIBAIL RODAMCO + 1 SH WFD UNIB ROD	2.4
FEDERAL REALTY INVESTMENT TRUST NPV	2.1

Source: FE fundinfo

Annual Fees and Costs (% p.a.) (as at 30/04/2024)

Management fees & costs	0.97
Performance fee costs	0.00
Net Transaction Costs	0.08
Buy/Sell Spread	0.14/0.14
Annual fees and costs	1.05

Source: FE fundinfo

3 Year Risk and Return



● MLC MultiActive Property
◆ FTSE EPRA/NAREIT Developed NR Index (AUD Hedge...
■ Peer

Source: FE fundinfo

Asset Allocation (%) (as at 30/04/2024)

Unlisted Property	99.08
Cash	0.92
Total	100.00

Source: FE fundinfo

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

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.

'**Discontinued Review**' status is applied where a product issuer withdraws the product from the review process prior to completion, for any reason other than the product being closed or unavailable to investors.

The '**Ceased Coverage**' status is applied when a rated product is withdrawn from the research process by the product issuer.

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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Disclosures (continued)

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Lonsec Research FSG Financial Services Guide Lonsec Research 9 June 2023

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1.1 What is a Financial Services Guide?

This FSG's purpose is to provide you with important information regarding services offered by Lonsec Research. You should read this FSG prior to using our services. This document was prepared to inform you about:

- 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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Email: info@lonsec.com.au

www.lonsec.com.au

1.3 What kind of financial services can Lonsec Research provide?

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- securities
- deposit and payment products limited to basic product products
- derivatives
- interests in managed investment schemes including investor directed portfolio services
- 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 9 June 2023.