

Freehold Australian Property Fund

FREEHOLD
Investment Management

AUGUST 2020 Investment Update

OVERVIEW

An open-ended fund that provides quarterly tax effective income and long-term capital growth from a portfolio of direct and listed real estate and infrastructure, as well as select value-add and development opportunities.

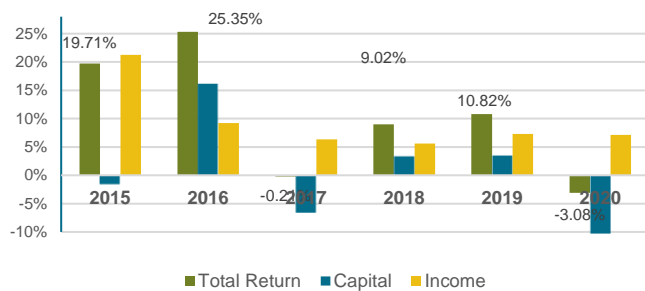
Investment Performance

	Month	Quarter	1 Year	3 Years	5 Years	Since inception**
Freehold Australian Property Fund (net of fees)	1.7%	1.2%	(4.8%)	5.5%	7.2%	11.2%
A-REITs Index*	7.9%	7.3%	(17.2%)	4.7%	6.2%	11.3%
Listed Infrastructure Index*	(0.1%)	(3.2%)	(11.0%)	5.5%	9.9%	15.2%
Unlisted Property Index*	0.2%	0.1%	(2.8%)	5.2%	8.0%	8.4%

*A-REITs Index is the S&P/ASX 300 AREIT Accumulation index; Listed Infrastructure Index is a subset of S&P/ASX 200 Index infrastructure sub industries, as defined by the Global Industry Classification Standard (GICS); Unlisted Property Index is the Mercer/IPD Australia Core Wholesale Property Fund Index

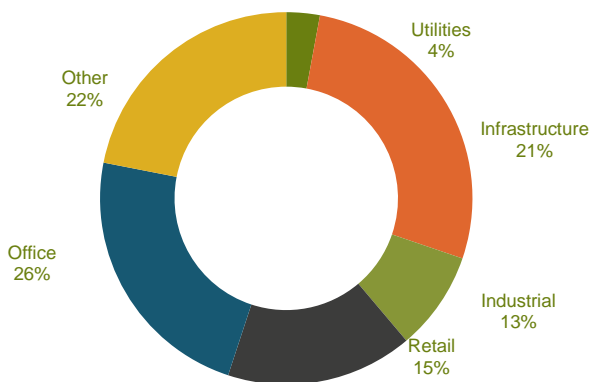
** Freehold Australian Property inception date – effective 7 November 2011. Performance numbers are NET and assume reinvestment of distributions.

Return Split by Financial Years

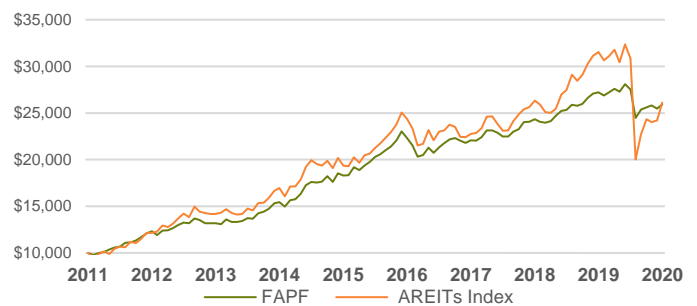


*Income distribution include net realised capital gains

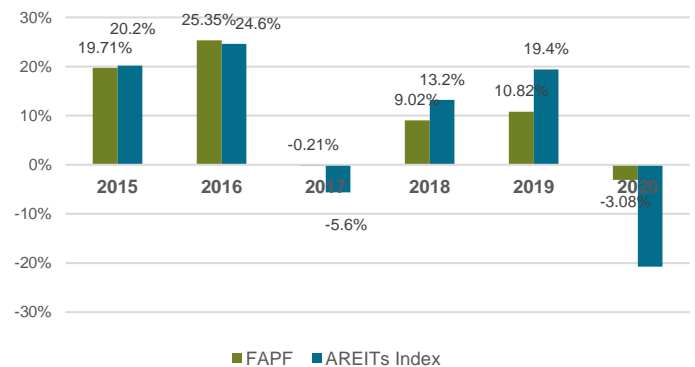
Sector Allocation



Since Inception Return



Financial Year Returns



Listed Performance Update

Contributors

SYD (overweight) – Sydney Airport's share price performance has stabilised after its decisive \$2bn equity raising. The stock remains highly leveraged to broader vaccine developments and the opening of Australia's international borders.

GMG (overweight) – Goodman Group produced the standout financial result of reporting season. Its development business continues to benefit from the booming e-commerce thematic.

Detractors

VCX (underweight) – Increased optimism regarding the economy's reopening witnessed buying support for beaten up names such as Vicinity Centres. We are of the view that recent share price moves are reflective of broader momentum trading, whereas structural headwinds persist.

CIP (overweight) – Centuria Industrial REIT posted a solid result as expected, however its share price recovered earlier relative to peers.

Current & Active Weights

Asset Class	Benchmark	Range	Current	Active Weight
A-REITs	35%	20%-100%	33.1%	(1.9%)
Listed Infrastructure	15%	0-60%	14.7%	(0.3%)
Unlisted Property	50%	0%-80%	47.3%	(2.7%)
Cash	0%	0%-20%	4.9%	4.9%

Top 6 Portfolio Positions

Security	Portfolio Weight	Sector
Dexus	7.7%	Office
Transurban Group	7.2%	Infrastructure
Freehold Debt Income Fund	6.4%	Other
Scentre Group	6.3%	Retail
8 Station Street Property Unit Trust	5.0%	Office
GPT Group	4.5%	Diversified

Unlisted Property Portfolio

Fund	Portfolio Weight	Sector Weight
Freehold Debt Income Fund	6.4%	13.4%
8 Station Street Property Unit Trust	5.0%	10.5%
Charter Hall Core Plus Industrial Fund	4.5%	9.5%
AMP Capital Wholesale Office Fund	4.5%	9.4%
Freehold Development Trust 2	4.4%	9.4%
Jade Development Fund No.1	3.8%	8.0%
AMP Capital Diversified Infrastructure Trust	3.6%	7.7%
Dexus Healthcare Wholesale Property Fund	3.3%	7.0%
Westpac House Investment Trust	3.0%	6.4%
Investa Commercial Property Fund	1.9%	3.9%
Caboolture Retail Trust	1.6%	3.4%
Freehold Development Trust 3	1.4%	2.9%
Bolton Street Property Unit Trust	1.3%	2.7%
Alceon UPG Trust	1.2%	2.6%
Micro Nest Holding Trust	0.8%	1.6%
Perth Rail Link Property Trust	0.7%	1.4%
TOTAL	47.3%	100.0%



Fund Details	
Fund Inception Date	Model Portfolio – 7 th Nov 2011 Fund – 15 th Feb 2015
Objective	Outperform the Benchmark on a rolling 3-year basis
Benchmark	Derived as the A-REITs and Listed Infrastructure Customised Index and the Unlisted Property and Infrastructure Customised Index, combined on a 50/50 basis.
Investment Timeframe	3-5 Years
Minimum Investment	\$10,000
Income Distribution	Quarterly
Unit Pricing	Daily
Management Costs	0.165% to 1.015% p.a. (incl. GST)
Buy / Sell Spread	0.25% / 0.25%
Responsible Entity	Responsible Entity Partners Ltd
ARSN	164 098 855
APIR Code	LAM0044AU
Platforms	BT Wrap, Asgard eWrap, Asgard Infinity Wrap, Netwealth

Important Notice

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