

Fund Summary

OptiMix Property Securities Trust

OneAnswer Frontier Investment Portfolio

31 December 2024

Fund details

Investment manager	OptiMix
Fund code	MMF1548AU
Asset type	Australia Real Estate
Region	Australia
Fund size	\$0.37 million as at 31 Dec 2024
Commencement date	15 Nov 2010
Distributions	Quarterly

Investment objective

This fund aims to achieve returns (before fees, charges and taxes) that exceed the S&P/ASX 300 A-REIT Total Return Index, over periods of five years or more.

Investment strategy

The fund invests predominantly in a diversified portfolio of Australian property securities through a mix of managers. The fund is actively managed in accordance with the OptiMix Multi-manager investment process.

Fund performance As at 31 Dec 2024

	1 mth	3 mth	1 yr	3 yr	5 yr	7 yr	10 yr
	%	%	%	% pa	% pa	% pa	% pa
Total Return †	-5.40	-5.67	17.60	4.63	4.80	5.70	7.72
Benchmark ‡	-5.83	-6.09	17.63	3.21	6.05	7.47	8.60
Excess Return	0.43	0.42	-0.03	1.42	-1.25	-1.77	-0.88
Distribution	0.00	0.00	2.50	2.40	2.57	2.81	3.23
Growth	-5.40	-5.67	15.10	2.23	2.23	2.89	4.49

Calendar year returns	YTD	2024	2023	2022	2021
Total Return †	-	17.60	16.83	-16.63	22.52
Benchmark ‡	17.63	16.90	3.21	1.55	6.05
Excess Return	-	0.70	13.62	-18.18	16.47

Top 10 holdings

Security	% of fund
Goodman Group	22.57%
Scentre Group	7.39%
Stockland	4.39%
Vicinity Centres	3.56%
Dexus	3.52%
Charter Hall Group	3.11%
Mirvac Group	2.73%
Unibail Rodamco Westfield Se	2.59%
The Gpt Group	2.58%
Carindale Property Trust	1.76%
Total Top 10	54.20%

Minimum time horizon

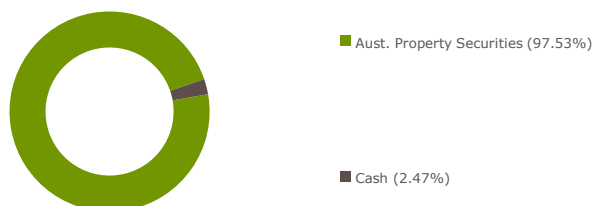
5 years

Standard Risk Measure*

The Standard Risk Measure (SRM) is based on industry guidance to allow investors to compare funds that are expected to deliver a similar number of negative annual returns over any 20 year period. The SRM for this fund is shown below:



Asset allocation



* For further information on Standard Risk Measures and the calculation methodology used, go to onepath.com.au/personal/performance/product-updates.aspx

† Returns quoted use the unit price which is calculated using the net asset values for the relevant month end. The prices shown may differ from the actual unit price if an investor is applying for or redeeming an investment. Actual unit prices will be confirmed following any transaction on an investor's investment. Please note that all returns are after the deduction of management fees and expenses and assumes all distributions are re-invested. Where applicable, management fees have been deducted at the highest entry fee option rate. No allowance has been made for entry or exit fees.

‡ Benchmark (S&P/ASX 300 A-REIT TR) returns should be used for indicative purposes only. These returns may not be a true indication of this Fund's performance against its investment objective.

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Market and portfolio review

The portfolio closely tracked its underlying index, the S&P/ASX 300 A-REIT Index, which returned -6.09% during the same period. The portfolio is solely exposed to the real estate sector with a focus on Australian real estate investment trusts (A-REITs) and mortgage REITs. The portfolio's exposure to the real estate sector was a negative contributor (-6.09%) during the period, stemming from Diversified REIT (-2.21%) and Industrial REIT (-1.44%), while only Hotel & Resort REIT (+0.02%) was a positive contributor. Among individual securities, Qualitas Real Estate Income Fund was the largest contributor to absolute performance (+0.02%) while Goodman Group (-1.30%) was the largest detractor on an absolute basis.

Future investment strategy

The Trust generally gains its investment exposure to the international and Australian property securities markets by investing in a diversified portfolio of property securities managers. The Trust's investments provide diversified exposure to international and Australian listed, or soon-to-be listed, property securities. The underlying investment managers may utilise strategies for managing currency exposure. The Trust has the capacity to apply a currency overlay to manage the currency risk.

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