Fund Summary

OptiMix Property Securities Trust

OneAnswer Frontier Investment Portfolio

30 June 2026

Fund details

Investment manager	**OptiMix**
Fund code	MMF1548AU
Asset type	Australia Real Estate
Region	Australia
Fund size	$0.29 million as at 30 Jun 2026
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.

Minimum time horizon

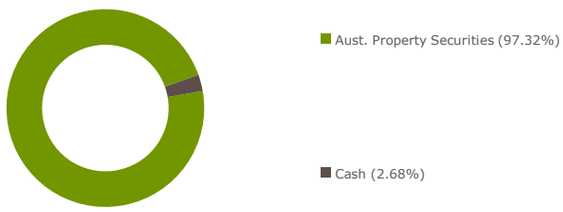
5 years

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



Fund performance

As at 30 Jun 2026

	1 mth %	3 mth %	1 yr %	3 yr % pa	5 yr % pa	7 yr % pa	10 yr % pa
Total Return †	1.39	11.52	-2.70	11.79	6.03	4.46	5.24
Benchmark ‡	1.72	13.55	-1.78	11.42	5.71	4.94	5.98
Excess Return	-0.33	-2.03	-0.92	0.37	0.32	-0.48	-0.74
Distribution	1.34	1.47	2.20	2.44	2.41	2.56	3.26
Growth	0.05	10.05	-4.90	9.35	3.62	1.90	1.98

Calender year returns	YTD	2025	2024	2023	2022
Total Return †	-6.20	17.60	16.83	-16.63	22.52
Benchmark ‡	-5.09	9.68	17.63	16.90	-20.06
Excess Return	-1.11	7.92	-0.80	-33.53	42.58

Top 10 holdings

Security	% of fund
Welltower Inc	8.76%
Digital Realty Trust, Inc	6.63%
Prologis, Inc.	4.61%
Equinix, Inc.	4.14%
Extra Space Storage Inc.	3.48%
Invitation Homes Inc.	3.39%
Simon Property Group, Inc.	2.91%
Kimco Realty Corporation	2.48%
Essex Property Trust, Inc	2.31%
Unibail-Rodamco-Westfield Se	2.03%
Total Top 10	**40.74%**

* 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

Global listed real estate benefitted from a rotation away from Aritifical Intelligence (AI) and Technology more broadly towards tangible asset-backed sectors in the broader economy.
The UK was the strongest performing region, returning 7.1% in local currency terms. The region benefitted from M&A activity which resulted in an upward benefit to public REIT valuations in the region.
Hong Kong (HK) was the worst performing region, declining 11.8% in local currency terms. The market was impacted by: the HIBOR which increased 33bps or 13% to 2.94% during the month due to potential capital outflow controls in China impacting demand in HK; and strong payrolls data in the US resulting in concerns around higher rates (HKD is pegged to the USD).
At the sector level, performance was mixed in June. Healthcare was the best performing sector, returning 7.7% in local currency terms. We attribute the strong performance to structural tailwinds underpinning growth. There was limited new data points or transactions in the sector during the month.
Data centres were the worst performing sector, declining 3.4% in local currency terms. Underperformance was due to the broader rotation away from the technology sector and Digital Realty (DLR) raising equity to acquire 3 assets.

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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This information is current as at 30 Jun 2026 with the commentary current for the most recent quarter end (eg. March, June, Sept or Dec) however in some cases may be applicable for the preceding month or quarter end. Updated information will be available free of charge by contact Client Services on 133 665. The information is of a general nature and does not take into account your personal needs, financial circumstances or objectives. Before acting on this information, ou should consider the appropriateness of the information, having regard to your needs, financial circumstances and objectives. Past performance is not indicative of future performance. The future value of investments may rise and fall with changes in the market. You should read the relevant PDS available at onepath.com.au and consider whether that particular product is right for you before making a decision to acquire or continue to hold the product.

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