

# Fund Summary

## OptiMix Property Securities Trust

### OneAnswer Frontier Investment Portfolio

30 April 2022

#### Fund details

Investment manager	OptiMix
Fund code	MMF1548AU
Asset type	Real Estate / Listed
Region	Australia
Fund size	\$0.42 million as at 29 Apr 2022
Commencement date	28 Sep 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

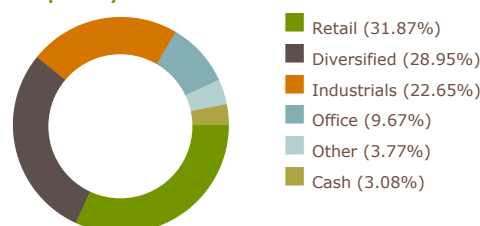
5 years

#### 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:



#### Property sector allocation



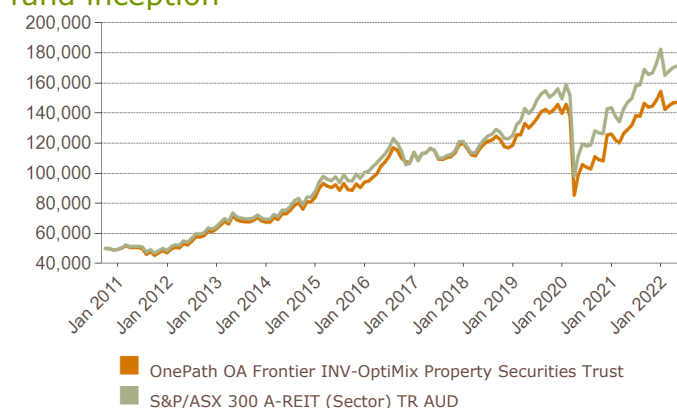
#### Fund performance

As at 30 Apr 2022

	1 mth %	3 mth %	1 yr %	3 yr % pa	5 yr % pa	7 yr % pa	10 yr % pa
Total Return †	0.27	3.34	13.99	4.19	4.79	7.19	10.72
Benchmark ‡	0.69	3.72	16.39	7.02	8.00	8.78	12.04
Excess Return	-0.41	-0.38	-2.40	-2.84	-3.21	-1.59	-1.32
Distribution	0.00	0.42	2.09	2.54	4.21	3.49	4.07
Growth	0.27	2.92	11.90	1.64	0.59	3.69	6.64
Risk (1 Std Dev)	-	-	12.44	28.28	22.68	20.14	17.99
Tracking Error	-	-	2.82	3.90	3.16	3.62	3.08
Info. Ratio	-	-	-0.9	-0.7	-1.0	-0.4	-0.4

Calendar year returns	YTD	2021	2020	2019	2018
Total Return †	-4.67	22.52	-9.93	17.99	-1.14
Benchmark ‡	-6.08	27.03	-3.96	19.57	3.27
Excess Return	1.40	-4.51	-5.97	-1.58	-4.41

#### Growth of \$50,000 invested since fund inception



#### Top 10 holdings

Security	% of fund
GOODMAN GROUP	14.89%
SCENTRE GROUP	8.26%
STOCKLAND	5.69%
VICINITY CENTRES	4.42%
MIRVAC GROUP	3.79%
DEXUS	3.74%
THE GPT GROUP	3.26%
CHARTER HALL GROUP	2.27%
UNIBAIL RODAMCO WESTFIELD	2.17%
GDI PROPERTY GROUP LTD	1.55%
<b>Total Top 10</b>	<b>50.03%</b>

\* For further information on Standard Risk Measures and the calculation methodology used, go to [onepath.com.au/personal/performance/product-updates.aspx](http://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 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 Fund outperformed the index over the March quarter by 2%. Outperformance was predominantly driven by SG Hiscock, whilst relative value manager Renaissance also outperformed. The Fund is positioned towards AREITs with funds management earnings streams perceived to be geared towards an improving recovery. Such names are the few that are able to provide earnings and distribution guidance for FY22. The main contributors to performance were the overweight to Unibail which outperformed as global yields increased. The other overweights to add were the Australian mall owners Scentre and Vicinity which fell less than the market in a volatile quarter.

#### Future investment strategy

The S&P/ASX 300 Property Accumulation Index returned a very strong 19.2% for the year, with the market continuing to rebound. The Fund underperformed over 12 months to the end of March 2022. Overweight Scentre Group and Unibail-Rodamco-Westfield had the greatest contribution to performance, while underweight positions in Goodman and Dexs helped given lofty valuations.

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This information is current as at 30 Apr 2022 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, you 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](http://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.