Fund Summary

OnePath Australian Property Securities Index Trust

OneAnswer Frontier Investment Portfolio

30 June 2026

Fund details

Investment manager	**OnePath Funds Management Limited**
Fund code	MMF1574AU
Asset type	Australia Real Estate
Region	Australia
Fund size	$7.72 million as at 30 Jun 2026
Commencement date	15 Nov 2010
Distributions	Quarterly

Investment objective

The fund seeks to track the return (income and capital appreciation) of the S&P/ASX 300 A-REIT Index before taking into account fees, expenses and tax.

Investment strategy

The S&P/ASX 300 A-REIT Index comprises property securities (shares) listed on the Australian Securities Exchange (ASX). These securities are real estate investment trusts and companies that own real estate assets and derive a significant proportion of their revenue from rental income.The fund will hold all of the securities in the index most of the time.

Minimum time horizon

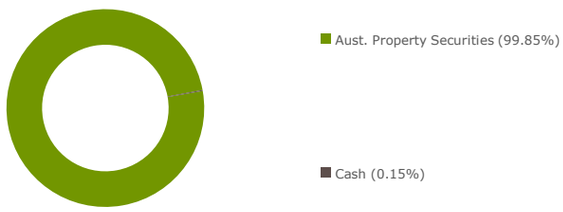
5 years

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 †	1.73	13.46	-1.86	11.13	5.37	4.54	5.51
Benchmark ‡	1.72	13.55	-1.78	11.42	5.71	4.94	5.98
Excess Return	0.01	-0.09	-0.08	-0.29	-0.34	-0.40	-0.47
Distribution	5.79	6.45	7.15	12.47	10.17	9.45	8.38
Growth	-4.06	7.01	-9.01	-1.34	-4.80	-4.91	-2.87

Calender year returns	YTD	2025	2024	2023	2022
Total Return †	-5.17	17.31	16.47	-20.36	26.20
Benchmark ‡	-5.09	9.68	17.63	16.90	-20.06
Excess Return	-0.08	7.63	-1.16	-37.26	46.26

Top 10 holdings

Security	% of fund
Goodman Group	38.17%
Scentre Group	12.09%
Charter Hall Group	6.48%
Vicinity Centres	6.10%
Stockland	5.95%
GPT Group	5.61%
Mirvac Group	4.07%
Dexus	3.47%
Region Group	1.60%
Charter Hall Long WALE REIT	1.45%
Total Top 10	**84.99%**

* 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

Investor attention in June turned toward a military de-escalation in the Middle East and questions surrounding the durability of the AI-led rally. The US and Iran officially reached and remotely signed a 14-point memorandum of understanding (MoU) to establish a ceasefire and set the framework for future negotiations, helping improve risk sentiment.
A notable shift in June was a change in the market's AI leadership. Following an extended period of outperformance, some of the largest AI hardware and hyperscaler names experienced bouts of volatility as elevated expectations left little room for disappointment and concerns emerged around the pace and economics of future infrastructure spending. Yet strong earnings from memory and other AI infrastructure beneficiaries reinforced that demand for compute remains healthy
June marked the beginning of a new era for the Federal Reserve. In his first meeting as Chair, Kevin Warsh left rates unchanged but delivered a hawkish surprise. While Warsh himself declined to submit a policy-rate projection, the FOMC's updated rate path signaled that the next move could be a hike rather than a cut, prompting markets to price in additional tightening.
Elsewhere, policy developments in Japan also drew investor attention. The Bank of Japan raised rates as expected and reinforced its commitment to policy normalization, while surprising some investors with a quantitative tightening program that appeared more open-ended than anticipated. At the same time, the Japanese government unveiled an ambitious growth strategy centered on ¥370 trillion of combined public and private investment over the next fifteen years, underscoring a broader shift toward reflation and domestic investment.
Economic data sent mixed signals during the month. US industrial production was broadly flat, lagging the recent pace of earnings growth. Manufacturing activity as indicated by business surveys continued to show resilience, with the US PMI rising to 55.7 while the equivalent measure in Europe eased to 51.3. Both readings remained above the 50 threshold that separates expansion from contraction, but the divergence reinforced a theme that has become increasingly evident over recent quarters: resilience in the US economy alongside a less convincing recovery elsewhere.
China's May activity data disappointed expectations, highlighting the uneven nature of the recovery and weighing on Hong Kong-listed Chinese equities, which tend to be more exposed to domestic demand. Consumer spending and broader activity indicators remained soft, even as parts of the industrial sector continued to benefit from resilient export demand.

Future investment strategy

The past financial year delivered no shortage of drama: US tariff escalation and de-escalation; one of the largest resources rotations in decades; an AI surge that triggered a "Saaspocalypse"; conflict with Iran that sparked an energy shock; and at home an inflation spike, rate rises and a significant budget and tax reform that dented consumer confidence and house prices.
If FY26 is anything to go by, FY27 will certainly be different — but probably not calmer.
We saw a re-emergence of positive earnings revisions across the Australian market, driven mainly by the FY26 Resources surge, but FY27 looks set to start on a more precarious footing. Absolute earnings growth is still expected, though revisions are already turning negative across most sectors, with Energy, Resources and the Banks all facing near-term downgrades.
A fragile peace agreement with Iran brought the oil price back to pre-war levels within days. We expected such an unwind to ease inflation and global growth concerns, giving further support to Resources leadership. Instead, hawkish comments from the new Fed Chair drove a stronger US dollar, pushing commodity prices — and the sector — down. Is this the end of the Resources trade? It's the critical question for us, and we suspect not. Second, global demand/supply balances for commodities remains tight, with demand growth underpinned by electrification and the energy transition, and supply growth hampered by permit approvals, grade declines and depletion.
At home more recently, the market has tried to rotate away from Resources into beaten-up names — small caps, healthcare, financials ex-banks, REITs and consumer discretionary — but without earnings support that rotation is likely to be limited in our experience. A PE multiple can re-rate, but earnings need to follow for the move to have staying power. The rotation was reinforced by a more dovish RBA tone, read by some as taking further rate hikes off the table. That may prove right, but the domestic consumer slowdown is gaining pace as three prior rate hikes, the budget and falling house prices weigh on confidence and spending. That's not a good sign for discretionary retail, housing construction or the banks.
In the US, the standout source of economic activity remains the AI-driven data centre boom. Australia offers less direct listed exposure to this theme, though it benefits indirectly through Resources and global data centre builders, and we are now starting to see the emergence of local NeoCloud players.

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