

# Fund Summary

OptiMix Property Securities

OneAnswer Frontier Pension

30 September 2025

## Fund details

Investment manager	OptiMix
Fund code	MMF1669AU
Asset type	Equity Australia Real Estate
Region	Australia
Fund size	\$4.72 million as at 30 Sep 2025
Commencement date	15 Nov 2010
Distributions	Retained

## 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.

## Fund performance

As at 30 Sep 2025

	1 mth	3 mth	1 yr	3 yr	5 yr	7 yr	10 yr
	%	%	%	% pa	% pa	% pa	% pa
Total Return †	-2.40	5.41	7.13	20.20	13.09	7.31	8.55
Benchmark ‡	-2.92	4.77	4.27	19.42	11.92	8.32	8.91
Excess Return	0.52	0.64	2.86	0.78	1.17	-1.01	-0.36

## 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.

## Calender year

returns	YTD	2024	2023	2022	2021
Total Return †	13.60	17.36	16.95	-16.33	22.59
Benchmark ‡	11.03	17.63	16.90	-20.06	27.03
Excess Return	2.57	-0.27	0.05	3.73	-4.44

## 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%
<b>Total Top 10</b>	<b>40.74%</b>

## Minimum time horizon

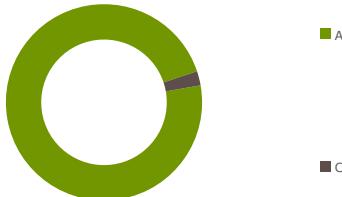
5 years

## 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](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 (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

GREITs generated a positive return for the quarter, although returns were much lower than for global equities. Sentiment was boosted by the Federal Reserve announcing its first rate cut for 2025 late in the quarter, and the continued release of positive economic data. Cohen and Steers underperformed due to negative stock selection in retail, diversified and residential and from being overweight residential and data centres. Resolution underperformed due to negative stock selection in office and self storage from being overweight these sectors and data centres.

## 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 Sep 2025 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.

