

Fund description

The Fund invests in a diversified group of specialist listed property managers. The Fund utilises the Fiducian “Manage the Manager” process, carefully selecting best of breed managers with different sector exposures with the aim of achieving superior returns with reduced risk.

Typically, property securities provide attractive levels of income plus a small amount of capital growth. Returns from property trusts are generally lower than shares, but typically exhibit lower variance in price during market declines.

The recommended holding period for this fund is at least 6 years.

Fund facts

Portfolio manager: Conrad Burge

ARSN: 093 544 079

APIR code: FPS0007AU

Benchmark: ASX 200 Property Accumulation Index

Current fund size: \$283 million (April 2025)

Management cost: 0.96%

Total management costs: 1.00%

Application/Exit fee: Nil

Inception Date: March 1997

Manager

Principal

Phoenix

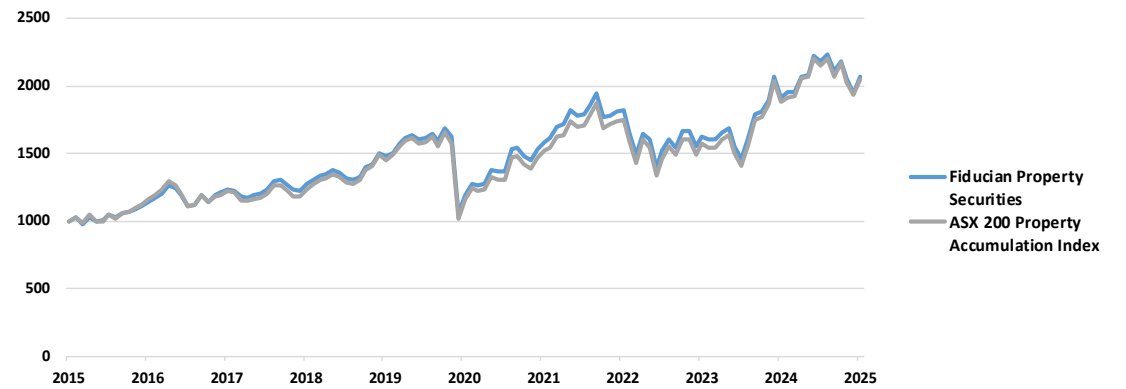
Blackrock

	Value	Core	Growth	Large	Broad	Small
Style						
Size						

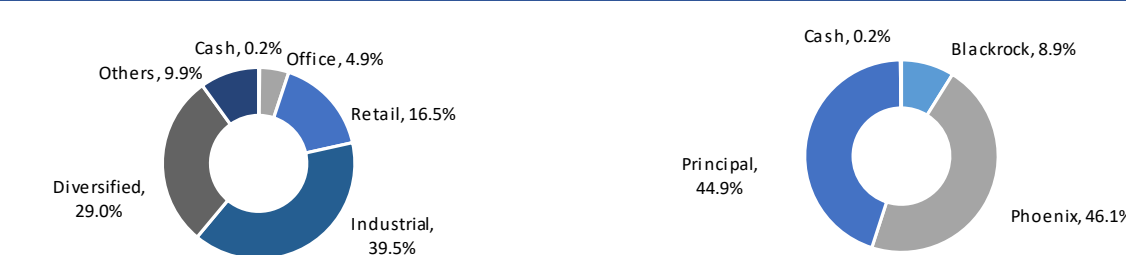
Performance and Risk

After fee returns as at 30 April 2025								
	1 Mth	3 Mth	6 Mth	1 Yr	3 Yrs	5 Yrs	7yrs	10 Yrs
Fund	6.3%	-5.4%	-5.0%	7.8%	4.4%	11.7%	7.2%	7.5%
Index	6.3%	-5.3%	-4.5%	9.1%	5.5%	12.1%	7.5%	7.5%
Excess	0.0%	-0.1%	-0.5%	-1.3%	-1.1%	-0.4%	-0.3%	0.1%

Risk Exposure				
	1 Yr	3 Yrs	5 Yrs	10 Yrs
Fund Volatility (Std Dev %)	15.0%	21.8%	19.5%	19.5%
Benchmark (Std Dev %)	16.1%	23.3%	20.7%	20.8%
Beta	0.85	0.91	0.92	0.93
Tracking Error (% pa)	1.7%	2.1%	2.0%	2.1%



Sector exposures and current manager weights



Market Commentary and Outlook

The global economy is expected to slow marginally this year, according to the latest forecast provided by the International Monetary Fund (IMF). Global growth is forecast to be at 2.8% this year and 3.0% in 2026, which is below the IMF's previous forecast of 3.3% each year (around the long-term trend rate). In the IMF's words, this lowering of its growth forecasts is due to 'the swift escalation of trade tensions and extremely high levels of policy uncertainty', after 'a series of new tariff measures by the US and countermeasures by its trading partners'. The IMF adds that 'if countries de-escalate from their current tariff stance, the outlook could immediately brighten'. In other words, if positive trade deals are able to be completed over the near-term, investors could potentially quickly regain confidence and enable an economic rebound, at least for some economies.

Uncertainty surrounding US trade policies and growing fears of a recession have caused volatility across equity markets, with the broad US stock market (S&P 500 Accumulation Index) falling 0.7% over the month. The Australian market (ASX 200 Accumulation Index) rose 3.6% over the same period, leading up to the federal election. The Australian dollar gained relative to the US dollar. Most commodity prices declined, except for gold.

Until recently, key global share markets had been 'pricing-in' a shift by central banks towards less restrictive monetary policy, which led to strong returns for equity investors. However, equity markets experienced extreme volatility in April, falling heavily after the announcement early in the month that the US would be implementing hefty tariffs on most imports and then rebounding after the announcement of a 90-day pause.

Fund Commentary

The Fiducian Property Securities Fund gained 6.3% April, which was in line with the index return of 6.3%. For the 12 months to the end of April, the Fund returned 7.8%.

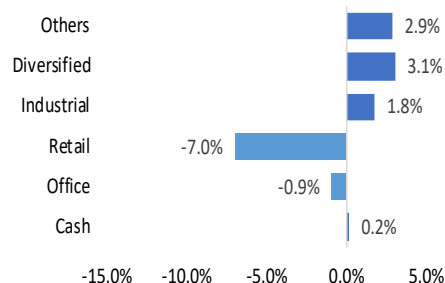
The listed property sector gained 6.4% in April, outperforming growth in the broader market (ASX 200 Accumulation Index) of 3.6%.

Over the coming year, conditions in the Industrial property sector are expected to remain strong, while operating conditions for Retail landlords could continue to improve. The outlook for Residential Developers appears more balanced, while the outlook for Office valuations remains uncertain due to ongoing high vacancy rates. High interest rates remain a headwind for the sector, but listed property trust share prices continue to be attractive given ongoing discounts to net asset valuations across the sector, while any further declines in interest rates could provide support for the sector.

Overall, the underlying sector exposures of the Fund are an overweight in the 'Others' category and an underweight to the Retail sector, with other sectors broadly in line with the index. The 'Others' category includes asset classes such as self storage facilities, data centers and residential development companies. This broad category has exhibited strong growth in recent years.

Top stock holdings and sector tilts

Top Australian Stocks	Industry	Weight
Goodman Group	REITS - Warehouse/Industrial	38.0%
Stockland	REITS - Diversified	10.0%
Scentre Group	REITS - Shopping Centers	9.4%
Mirvac Group	REITS - Diversified	7.3%
GPT Group	REITS - Diversified	5.7%
Charter Hall Group	REITS - Diversified	4.7%
Vicinity Centers	REITS - Shopping Centers	3.2%
Dexus	REITS - Office Property	2.6%
National Storage	REITS - Storage	2.1%
Region Group	REITS - Shopping Centers	1.3%



Fiducian Investment Management Services Limited

Issued by Fiducian Investment Management Services Limited ABN 28 602 441 814 AFS Licence number 468211. This document provides general information only. It does not have regard to your objectives, financial situation or needs. We recommend that you seek financial planning advice, and consider whether this investment is appropriate to your objectives, financial situation and needs before making any investment decision.

The information has been compiled from sources considered reliable, but is not guaranteed. Past performance is not indicative of future performance and we do not guarantee the performance of the Fund or any specific rate of return. Potential investors should also obtain and consider the relevant Target Market Determination (TMD) and Product Disclosure Statement (PDS) (available from your financial adviser and via fiducian.com.au) before making a decision about whether to acquire or continue to hold any financial product.