

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: \$289 million (January 2026)

Management cost: 0.96%

Total management costs: 0.99%

Application/Exit fee: Nil

Inception Date: March 1997

Manager
Blackrock
Phoenix
Principal



Performance and Risk

After fee returns as at 31 January 2026

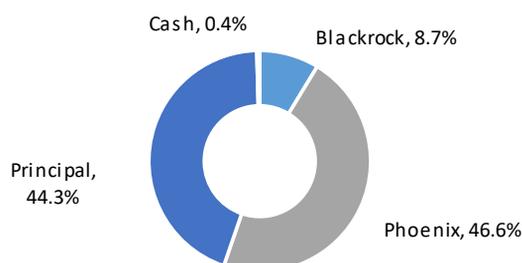
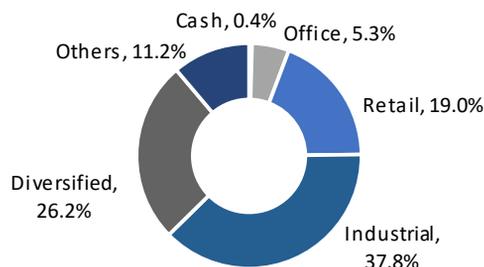
	1 Mth	3 Mth	6 Mth	1 Yr	3 Yrs	5 Yrs	7 Yrs	10 Yrs
Fund	-2.4%	-4.6%	-2.6%	2.5%	10.4%	8.7%	7.0%	7.7%
Index	-2.7%	-4.6%	-2.8%	1.6%	11.1%	9.2%	6.9%	7.5%
Excess	0.2%	0.0%	0.2%	0.9%	-0.7%	-0.5%	0.1%	0.2%

Risk Exposure

	1 Yr	3 Yrs	5 Yrs	10 Yrs
Fund Volatility (Std Dev %)	13.8%	17.0%	18.6%	19.5%
Benchmark (Std Dev %)	14.1%	18.0%	19.8%	20.7%
Beta	0.90	0.92	0.92	0.93
Tracking Error (% pa)	1.2%	1.5%	1.9%	2.0%



Sector exposures and current manager weights



Market Commentary and Outlook

The global economy is forecast to expand this year and in 2026 at close to its long-term trend rate, according to the latest estimates provided by the International Monetary Fund (IMF), with growth forecast to be 3.3% in 2026 and 3.2% in 2027. The IMF notes the ‘balancing of divergent forces’ with ‘headwinds from shifting trade policies’ being ‘offset by tailwinds from surging investment related to technology, including artificial intelligence (AI), more so in North America and Asia than in other regions, as well as fiscal and monetary support, broadly accommodative financial conditions, and adaptability of the private sector’. Growth in advanced economies is forecast to be 1.8% in 2026, above the estimate for 2025, but with risks remaining ‘tilted to the downside’.

The broad US stock market (S&P 500 Accumulation Index) has been on an uptrend since early April 2025, gaining 1.5% in January. The Australian market (ASX 200 Accumulation Index) gained 1.8% over the month. The Australian dollar gained 4.3% relative to the US dollar in the same period. Commodity prices were mixed with lithium, copper, gold and oil posting gains, while natural gas and iron ore declined.

Key global share markets have been ‘pricing-in’ a shift by central banks towards less restrictive monetary policy, despite signs of inflation rising again in some economies. However, share markets are likely to remain volatile given current ongoing geopolitical tensions.

Fund Commentary

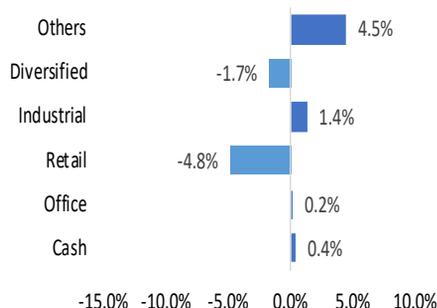
The Fiducian Property Securities Fund declined by 2.4% in January, which outperformed the index return of -2.7%. For the 12 months to the end of January, the Fund returned 2.5%, which is above the benchmark return of 1.6%.

The listed property sector fell by 2.7% in January, underperforming the broader market (ASX 200 Accumulation Index), which rose by 1.8%.

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 except for high-end Office space. Any further increases in interest rates could affect the sector, while listed property trust share prices continue to be attractive given ongoing discounts to net asset valuations in many cases.

Top stock holdings and sector tilts

Top Australian Stocks	Industry	Weight
Goodman Group	REITS - Warehouse/Industrial	36.6%
Scentre Group	REITS - Shopping Centers	10.3%
Stockland	REITS - Diversified	7.3%
Charter Hall Group	REITS - Diversified	5.9%
GPT Group	REITS - Diversified	5.8%
Mirvac Group	REITS - Diversified	4.6%
Vicinity Centers	REITS - Shopping Centers	3.5%
Dexus	REITS - Office Property	2.8%
Centuria Capital Group	Private Equity	1.9%
BWP Trust	REITS - Warehouse/Industrial	1.6%



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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.