

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: \$267 million (March 2025)
Management cost: 0.96%
Total management costs: 1.00%
Application/Exit fee: Nil
Inception Date: March 1997

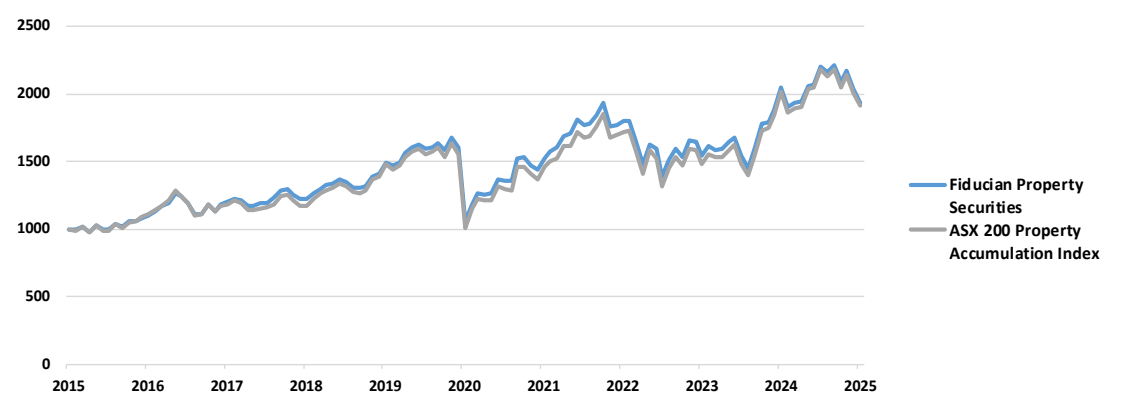
Manager
Principal
Phoenix
Blackrock

	Value	Core	Growth	Large	Broad	Small
Style						
Size						
		●	●		●	
		●			●	
		●			●	

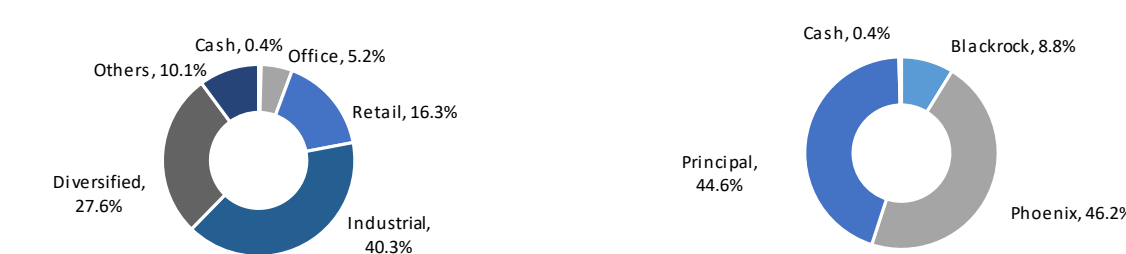
Performance and Risk

After fee returns as at 31 March 2025								
	1 Mth	3 Mth	6 Mth	1 Yr	3 Yrs	5 Yrs	7yrs	10 Yrs
Fund	-5.3%	-7.6%	-12.4%	-5.9%	2.5%	12.9%	6.8%	6.8%
Index	-4.9%	-6.8%	-12.4%	-5.4%	3.6%	13.6%	7.2%	6.7%
Excess	-0.4%	-0.8%	0.0%	-0.5%	-1.1%	-0.8%	-0.4%	0.1%

Risk Exposure				
	1 Yr	3 Yrs	5 Yrs	10 Yrs
Fund Volatility (Std Dev %)	15.7%	21.6%	19.9%	19.4%
Benchmark (Std Dev %)	17.0%	23.1%	21.4%	20.7%
Beta	0.84	0.91	0.91	0.93
Tracking Error (% pa)	1.9%	2.1%	2.2%	2.1%



Sector exposures and current manager weights



Market Commentary and Outlook

The global economy is forecast to continue to sustain growth at close to its longer-term trend rate for at least this year and next, despite relatively tight monetary policy still being implemented by most of the world's major central banks in their ongoing effort to push inflation lower and back into target ranges. The latest report from the International Monetary Fund (IMF) noted that while global disinflation continues, it remains 'elevated in a few cases'. Nevertheless, interest rates have continued to decline, with the US central bank and the European Central Bank both lowering official rates in recent months.

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) decreasing by 5.6% over the month while the Australian market (ASX 200 Accumulation Index) fell 3.4%. Domestic bonds recorded positive returns over the same period, while the Australian dollar gained relative to the US dollar over the month. Commodity prices were mixed, with gains in gold, copper, oil, and coal, but the price for iron ore declined.

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 fell heavily after the announcement in early April that the US would be implementing hefty tariffs on most imports. Share markets are likely to be volatile in this environment but could rebound as and when an improved balance in international trade relations can be achieved.

Fund Commentary

The Fiducian Property Securities Fund declined 5.3% in March, which was below the index return of -4.9%. For the 12 months to the end of March, the Fund returned -5.9%.

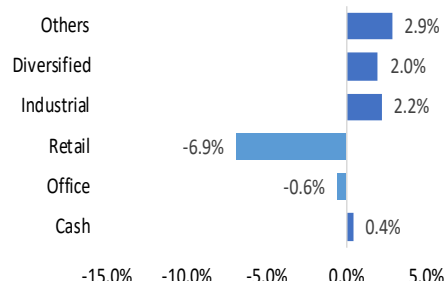
The listed property sector fell 4.9% in March, underperforming the decline in the broader market (ASX 200 Accumulation Index) of 3.4%.

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.

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	38.1%
Scentre Group	REITS - Shopping Centers	9.3%
Stockland	REITS - Diversified	9.2%
Mirvac Group	REITS - Diversified	7.0%
GPT Group	REITS - Diversified	5.5%
Charter Hall Group	REITS - Diversified	4.6%
Vicinity Centers	REITS - Shopping Centers	3.2%
Dexus	REITS - Office Property	2.9%
National Storage	REITS - Storage	2.1%
Centuria Industrial	REITS - Warehouse/Industrial	2.0%



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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.