

Colonial First State Wholesale Property Securities Fund

For Adviser use only

Portfolio Description

The fund invests in a broad selection of Australian listed property companies, with between 10 to 20 stocks typically held in the portfolio.

Investment Strategy

The fund's strategy is to bring together specialist resources in order to identify undervalued Australian real estate securities with minimal downside risk, sustainable earnings growth and good qualitative attributes. The fund uses proprietary forecasting and valuation methodologies and a disciplined portfolio construction process with an over-riding focus on absolute and relative risk. The fund invests predominantly in Australian securities and therefore does not hedge currency exposure.

Investment Objective

To provide medium-to-long-term capital growth and income to the investor by investing in a portfolio of Australian listed property securities. The Fund aims to outperform the S&P/ASX 200 A-REIT Accumulation Index over rolling three-year periods before fees and taxes.

Key Investment Personnel and Experience (Industry / Firm)

Stephen Hayes	Head of Property Securities	(1995 / 2012)
Peter Cashmore	Portfolio Manager	(1993 / 2016)

Product Overview

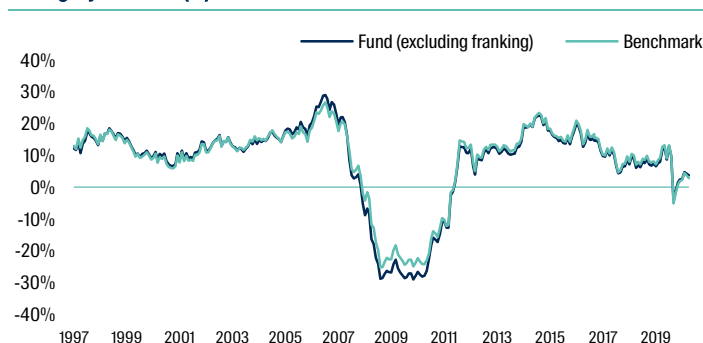
APIR code	FSF0004AU
Inception date	07 July 1994
Fund Size (AS)	339 million
Benchmark	S&P/ASX 200 A-REIT Accumulation Index
Number of stock holdings	13
Buy / Sell spread	0.15% / 0.15%
Minimum investment (AS)	5,000
Management cost (p.a.)*	0.82%

* Information on Management Costs (including estimated indirect costs) is set out in the Fund's PDS.

Performance Summary (%)

Period	1mth	3mth	1yr	3yr	5yr	7yr	10yr	SI
Net return	0.5	7.0	-13.6	3.8	4.8	8.1	9.3	6.6
Benchmark return	-0.4	5.9	-18.0	2.8	4.5	8.0	9.6	7.3
Excess net return	0.9	1.1	4.4	1.0	0.3	0.1	-0.2	-0.7

Rolling 3 year return (%)



Top 5 holdings

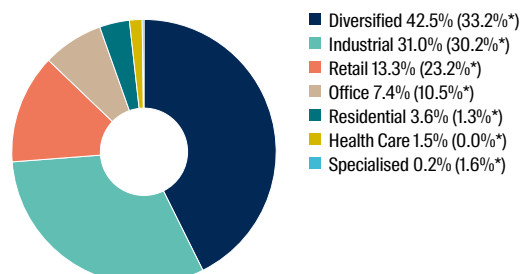
Stock
Dexus
Goodman Group
GPT
Mirvac
Stockland

Sorted alphabetically

Risk Characteristics

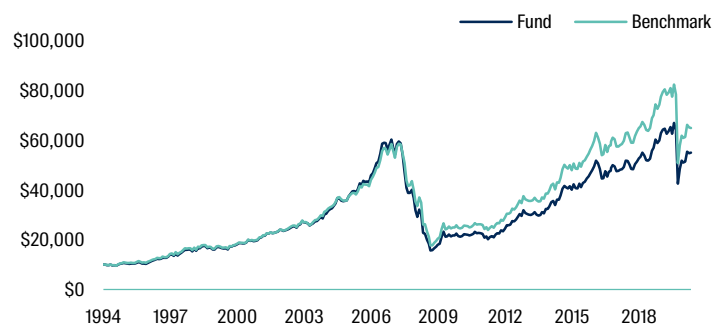
Period	1yr	3yr	5yr	7yr	10yr	SI
Fund standard deviation (%)	39.0	24.1	20.1	18.2	16.4	15.9
Benchmark standard deviation (%)	40.2	24.8	20.8	18.9	16.9	16.0
Tracking error (%)	1.6	1.7	1.6	1.5	1.4	2.3
Fund Sharpe ratio	-0.4	0.2	0.2	0.3	0.4	0.1
Information ratio	3.2	1.1	0.7	0.6	0.5	0.1
Beta	1.0	1.0	1.0	1.0	1.0	1.0
Cashflow adjusted turnover (%)	20.7	29.1	20.7	17.4	20.4	

Sector Breakdown

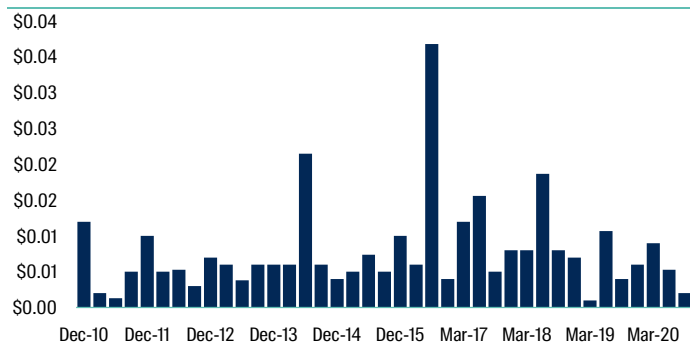


*Benchmark weight

Growth of AUD 10,000 Investment Since Inception



Distributions



Top 3 attributors to performance (1 month)

Sector	Attr.
Retail REITs	0.53%
Diversified REITs	0.31%
Industrial REITs	0.09%

Top 3 detractors to performance (1 month)

Sector	Attr.
Health Care REITs	-0.04%
Office REITs	-0.02%
Specialized REITs	0.00%

Performance returns are calculated net of management fees and transaction costs. Performance returns for periods greater than one year are annualised. Past performance is not a reliable indicator of future performance.

Data source: First Sentier Investors 2020

Data as at: 31 October 2020

Portfolio Beta measures the portfolio's sensitivity to benchmark movements. Mathematically, it is the covariance of the portfolio vs the benchmark divided by the variance of the benchmark. The covariance and variance are ex ante calculations based on current weights and historic patterns of return over the past five years.

Turnover is the average of sales and purchases divided by the average portfolio size.

Cashflow Adjusted Turnover is the same as above, except that the lesser of sales and purchases is used in place of the average of the two. This is to adjust for turnover that is related to investing inflows or selling stocks to meet outflows rather than related to active management of the portfolio.

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