

Fund Profile

Antares Listed Property Fund



October 2018

Fund description and investment return objective

The Fund is an actively managed portfolio that primarily invests in property securities that are listed (or expected to be listed) on the Australian share market. The Fund may also invest in listed Australian companies that operate in the property industry such as listed property development and funds management companies, as well as listed infrastructure companies, where the income and assets are property-related in nature.

The Fund's objective is to outperform the Benchmark (before fees) over a rolling five-year periods.

Fund commentary

The Antares Listed Property Fund delivered a return of -4.9% (net of fees) for the month of October 2018, underperforming its benchmark by 1.8%.¹

The S&P/ASX 200 AREIT Accumulation index declined by 3.1 % in October 2018, outperforming the S&P/ASX 200 Accumulation Index by 3.0%. Industrial AREITs bucked October's downward trend finishing up by +0.1% while Retail declined by 1.4%, Office by 2.8% and Diversified AREITs fell by 7.3%.

M&A remained a feature with Oxford Properties' bid of \$5.60 per unit for the Investa Office Fund (IOF) unanimously recommended by the IOF parent board after Blackstone chose not to increase its \$5.52 per unit offer and dropped out of the bidding. Shopping Centres of Australasia (SCP) acquired three sub-regional and seven neighbourhood shopping centre assets from Vicinity (VCX) for \$573mn on a yield of 7.5%. Charter Hall Long Wale REIT (CLW) raised \$80mn to help fund the acquisition of an industrial asset in Sydney and a part share of an office block in WA. Also raising capital was Centuria Metropolitan which raised \$276mn to help fund the purchase of the Hines Global REIT portfolio. There were quarterly updates from several REITs during the month with key features being a slowing in residential sales in contrast to improved retail sales.

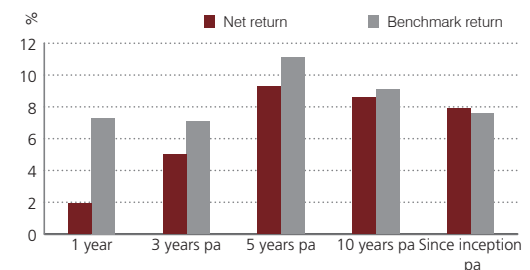
We are holding a concentrated 15 stock portfolio with a view that the sector is now reasonable value after the market fell in October. Our security selection and portfolio construction continue to be driven by our proprietary, bottom up research process. The outcome is that our biggest portfolio positions will be in the stocks which we rate highly on our qualitative investment criteria, and that show the greatest value based on our long term valuation models.

The Fund's biggest overweight positions are in large cap stocks that represent attractive value based on our bottom-up stock valuations – being Scentre Group, Stockland and Unibail-Rodamco-Westfield. The Fund also owns overweight positions in the following small cap REIT's – Abacus Property Group, Carindale Property Trust, Convenience Retail REIT and Vital Harvest REIT. The portfolio's other key overweight positions are Mirvac Group, Viva Energy REIT, Sydney Airport, and small-cap residential developer Peet.

Fund facts

Inception date:	28 February 1994
Fund size at 31 October 2018:	\$79.0m
Benchmark:	S&P/ASX 200 A-REIT Accumulation Index
Investment timeframe:	At least 5 years
Relative risk:	High
Relative return¹:	High

Net return¹ vs benchmark return



Top 10 share holdings

as at 31 October 2018 (alphabetical order)

- Dexus
- Goodman Group
- GPT Group
- Mirvac Group
- Peet
- Scentre Group
- Stockland
- Sydney Airport
- Unibail-Rodamco-Westfield
- Vicinity Centres

Investment returns as at 31 October 2018¹

Period	1 month	3 months	1 year	3 years pa	5 years pa	7 years pa	10 years pa	Since inception pa
Net return ² %	-4.9	-5.2	1.9	5.0	9.3	12.7	8.6	7.9
Gross return ³ %	-4.8	-5.1	2.7	5.8	10.1	13.6	9.4	8.7
Benchmark return %	-3.1	-2.2	7.3	7.1	11.1	14.1	9.1	7.6
Net excess return %	-1.8	-3.0	-5.4	-2.1	-1.8	-1.4	-0.5	0.3
Gross excess return %	-1.7	-2.9	-4.6	-1.3	-1.0	-0.5	0.3	1.1

¹ Past performance is not a reliable indicator of future performance. Returns are not guaranteed and actual returns may vary from any target returns described in this document.

² Investment returns are based on exit prices, and are net of management fees and assume reinvestment of all distributions.

³ Gross returns are provided to show performance against the investment objective.

Investor profile

This Fund is designed for investors who wish to benefit from the returns and diversification benefits provided by listed property and property related securities. Returns from listed property can comprise both distribution of income and capital growth, and are mainly derived from the Fund's investments in listed securities. The types of securities may include Listed Property Trusts, Real Estate Investment Trusts, property development and funds management companies, as well as infrastructure companies, where the income and assets are property related in nature. Investors should also be comfortable with potential fluctuations in capital values in the short to medium-term.

Investment details

Minimum investment:	\$20,000
Minimum additional investment:	\$5,000
Distribution:	Quarterly
Entry fee:	Nil
Exit fee:	Nil
Management fee⁴:	0.72% pa of the Fund's net asset value (including GST net of Reduced Input Tax Credit)

⁴ Certain sophisticated and professional investors or wholesale clients (as defined in the Corporations Act 2001 (Cth)) may be able to negotiate this fee by contacting Client Services.

Investment guidelines and ranges

	Minimum	Benchmark Allocation	Maximum	As at 31 Oct 18
Australian shares	90%	100%	100%	99%
Cash and cash equivalents	0%	0%	10%	1%

Distribution history ⁵

Quarter end	Cents per unit
30 September 2018	18.69
30 June 2018	298.58
31 March 2018	60.66
31 December 2017	27.20
30 September 2017	38.42
30 June 2017	378.83
31 March 2017	65.74
31 December 2016	73.30
30 September 2016	29.16
30 June 2016	211.77
31 March 2016	47.11
31 December 2015	57.32
30 September 2015	20.91
30 June 2015	272.67
31 March 2015	59.00
31 December 2014	20.74
30 September 2014	0.00
30 June 2014	71.10
31 March 2014	28.23
31 December 2013	33.52

⁵ Distribution rates have been rounded to two decimal places. As a result, the actual payment rate may differ slightly to the rates listed above.

Tax-deferred levels⁶

Year end	
30 June 2018	8.10%
30 June 2017	5.78%
30 June 2016	3.01%
30 June 2015	9.99%
30 June 2014	23.61%

⁶ Tax-deferred levels are calculated by dividing the Total Deferred Income (cpu) by the total cash distribution(cpu).

About Antares

Antares is a dedicated asset management business managing more than \$36.1bn on behalf of Australian investors, with \$6.4bn in Australian equities and more than \$29.7bn in fixed income (as at 30 September 2018).

At Antares we are wholly focussed on delivering performance for investors through an investment approach underpinned by dedication, experience and discipline. We recognise and are ready for market uncertainty, and believe great performance is achieved through a focus on both risk and return. Antares consists of two divisions – Antares Equities (formerly Portfolio Partners and Aviva Investors) and Antares Fixed Income (formerly National Specialist Investment Management).

For further information please contact our Client Services Team - Toll Free: 1800 671 849

Important information: Antares Capital Partners Ltd ABN 85 066 081 114, AFSL 234483 ('ACP'), is the Responsible Entity of, and the issuer of units in, the Antares Listed Property Fund ARSN 090 826 592 ('the Fund'). An investor should consider the current Product Disclosure Statement and Product Guide for the Fund ('PDS') in deciding whether to acquire, or continue to hold, units in the Fund and consider whether units in the Fund is an appropriate investment for the investor and the risks of any investment. This report has been prepared in good faith, where applicable, using information from sources believed to be reliable and accurate as at the time of preparation. However, no representation or warranty (express or implied) is given as to its accuracy, reliability or completeness (which may change without notice). This communication contains general information and may constitute general advice. This report does not take account of an investor's particular objectives, financial situation or needs. Investors should therefore, before acting on information in this report, consider its appropriateness, having regard to the investor's particular own objectives, financial situation or needs. We recommend investors obtain financial advice specific to their situation. Past performance is not a reliable indicator of future performance. Returns are not guaranteed and actual returns may vary from any target returns described in this document. Any projection or other forward looking statement ('Projection') in this report is provided for information purposes only. No representation is made as to the accuracy or reasonableness of any such Projection or that it will be met. Actual events may vary materially. Any opinions expressed by ACP constitute ACP's judgement at the time of writing and may change without notice. ACP is a subsidiary of the National Australia Bank Limited group of companies ('NAB Group'). An investment in the Fund is not a deposit with or liability of National Australia Bank Limited ('NAB') or any other member of the NAB group of companies ('NAB Group') and is subject to investment risk, including possible delays in repayment and loss of income and capital invested. Neither ACP nor any other member of the NAB Group guarantees the repayment of your capital, payment of income or the performance of your investment. NAB does not provide a guarantee or assurance in respect of the obligations of ACP.