

## PENGANA HIGH CONVICTION PROPERTY SECURITIES FUND

### DESCRIPTION

A Property Fund focussed on capital security, income yield, and sustainable growth.

The Fund believes each security has an underlying or intrinsic value and that securities become mispriced at times relative to their value and each other.

The Fund seeks to exploit such market inefficiencies by employing an active, value based investment style to capture the underlying cashflows generated from real estate assets and/or real estate businesses.

The Fund believes that responsible investing is important to generate long term sustainable returns. Incorporating ESG factors along-side financial measures provides a complete view of the risk/return characteristics of our property investments.

The Fund is benchmark unaware. All positions are high conviction and assessed on a risk-reward basis, resulting in a concentrated portfolio of 10-20 securities.

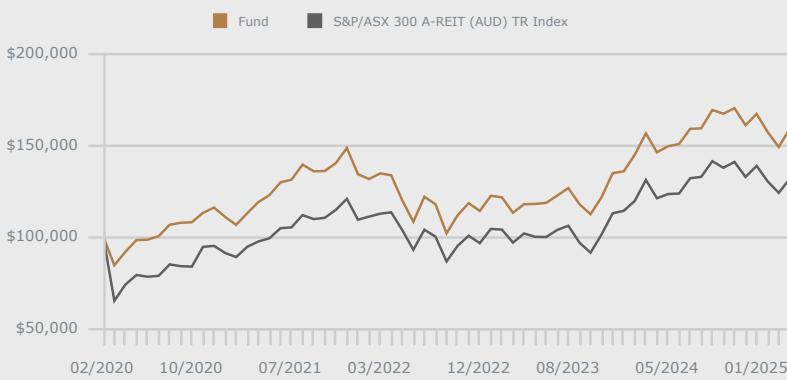
### PERFORMANCE TABLE

NET PERFORMANCE FOR PERIODS ENDING 30 Apr 2025<sup>1</sup>

	1 MTH	1 YEAR	2 YEARS P.A.	3 YEARS P.A.	SINCE INCEPTION P.A.
High Conviction Property Securities Fund	6.7%	8.9%	16.1%	6.0%	9.3%
S&P/ASX 300 A-REIT (AUD) TR Index	6.3%	8.9%	13.7%	5.1%	5.4%

### PERFORMANCE CHART

NET PERFORMANCE SINCE INCEPTION<sup>2</sup>



### TOP HOLDINGS (ALPHABETICALLY)

Cedar Woods Properties Limited	Real Estate
Goodman Group	Real Estate
Mirvac Group	Real Estate
Scentre Group	Real Estate
Stockland	Real Estate

### SECTOR BREAKDOWN

Office REITs	2.5%
Retail REITs	15.5%
Diversified REITs	26.5%
Specialized REITs	4.1%
Industrial REITs	38.6%
Real Estate Management & Development	4.7%
Capital Markets	5.3%
Cash	2.8%

### STATISTICAL DATA

VOLATILITY<sup>3</sup> 20.8%

NUMBER OF STOCKS 12

BETA<sup>4</sup> 0.73

MAXIMUM DRAW DOWN -31.4%

## AREITS - A SAFE HAVEN AMONGST GLOBAL UNCERTAINTIES

### COMMENTARY

The Fund delivered strong performance for the month, up +6.7% compared to the benchmark of +6.3%. Key drivers of outperformance came from our exposures to residential names such as Stockland (SGP +12.04%), Aspen Group (APZ +10.75%) and Mirvac Group (MGR +9.09%).

We recently recorded an investor update in which Fund Manager Amy Pham shared how the Pengana High Conviction Property Securities Fund is navigating market cycles, covering performance, outlook, key holdings, and investor questions.



Australian Real Estate Investment Trusts (A-REITs) rebounded sharply, fuelled by a significant drop in 10-year bond yields amid increased volatility linked to recent tariff-related developments. A-REITs also outperformed their global counterparts (G-REITs), delivering a return of +7.3% in USD terms versus just +0.4% for GREITs.

Given Australia's relative stability on the global stage, we believe the outlook for A-REITs is becoming increasingly attractive, especially with the potential for further interest rate cuts on the horizon.

With most Q3 FY25 operating updates now behind us, attention shifts to the upcoming August results season and FY26 guidance as the next key catalyst. We anticipate strong average earnings growth of around 7% across the sector, led by Goodman Group (GMG) and residential names. Recent quarterly updates from residential developers support this view, showing clear recovery in volumes and margins driven by structural tailwinds, such as persistent undersupply and supportive government policy. The portfolio is well placed to capture this recovery in earnings, with 21% of the portfolio exposed to the residential sector.

Growth expectations for GMG in FY26E indicate that the market anticipates a return to stronger performance, following the surprise capital raise and softer-than-usual growth in FY25E. However, this outlook depends on GMG's execution of its data centre development pipeline.

We remain focused on free cash flow and balance sheet strength, which support the Fund's objective in delivering capital security, income yield and sustainable growth for investors.

## FEATURES

APIR CODE	PCL8246AU
REDEMPTION PRICE	A\$ 1.2681
FEES *	Management Fee: 0.70% Performance Fee: 15%
MINIMUM INITIAL INVESTMENT	A\$10,000
FUM AT MONTH END	A\$ 22.11m
STRATEGY INCEPTION DATE	11 March 2020
BENCHMARK	S&P/ASX 300 A-REIT Total Return Index

## FUND MANAGERS



**Amy Pham**  
Portfolio Manager



**Jade Ong**  
Investment Specialist

1. Net performance figures are shown after all fees and expenses, and assume reinvestment of distributions. The Fund inceptioned on March 11<sup>th</sup> 2020. Index performance calculations include a complete month's performance for March 2020. No allowance has been made for buy/sell spreads. Please refer to the PDS for information regarding risks. Past performance is not a reliable indicator of future performance, the value of investments can go up and down.

2. Inception 11 March 2020.

3. Annualised standard deviation since inception.

4. Relative to S&P/ASX 300 A-REIT TotalReturn Index.

\* For further information regarding fees please see the PDS available on our website.

## PENGANA HIGH CONVICTION PROPERTY SECURITIES FUND

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### PENGANA.COM

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