

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.

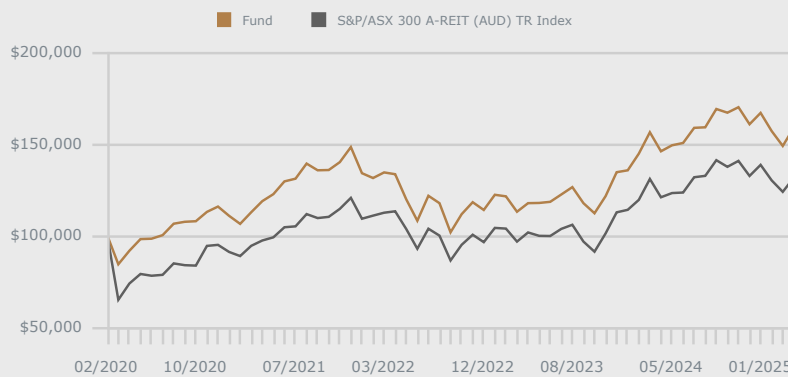
PERFORMANCE TABLE

NET PERFORMANCE FOR PERIODS ENDING 30 Apr 2025¹

	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 INCEPTION²



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

VOLATILITY³ 20.8%

NUMBER OF STOCKS 12

BETA⁴ 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 11th 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

PENGANA CAPITAL LIMITED

ABN 30 103 800 568

AFSL 226566

CLIENT SERVICE

T: +61 2 8524 9900

F: +61 2 8524 9901

E: clientservice@pengana.com



PENGANA.COM

Pengana Capital Ltd (ABN 30 103 800 568, Australian financial services license number 226566) is the issuer of units in the Pengana High Conviction Property Securities Fund (ARSN 639 011 180) (the "Fund"). An Information Memorandum and Target Market Determination are available and can be obtained from our distribution team. A person should obtain a copy of the product disclosure statement and should consider the product disclosure statement carefully before deciding whether to acquire, or to continue to hold, or making any other decision in respect of, the units in the Fund. This report was prepared by Pengana Capital Ltd and does not contain any investment recommendation or investment advice. This report has been prepared without taking account of any person's objectives, financial situation or needs. Therefore, before acting on any information contained within this report a person should consider the appropriateness of the information, having regard to their objectives, financial situation and needs. Neither Pengana Capital Ltd nor its related entities, directors or officers guarantees the performance of, or the repayment of capital or income invested in, the Fund.