

Listed Property TAMIM Property Fund

At 31 October 2022



The Tamim Listed Property unit class delivered a +5.37% return for the month of October 2022. The REIT sector had a good rebound from September as forward looking interest rate expectations were lowered after lower inflation numbers globally.

Australian Portfolio (AUD)

There was a welcome rebound from REITs in October with Australian REITs returning 10.04%, outpacing the ASX 200 which delivered 6.04%. The Australia segment of the portfolio returned 8.68% for the month. On a year-to-date basis the Australian REIT market is still down -21.60% compared to the ASX 200 being down only -4.12%. Australian REITs continue to lag the global REIT market on a year-to-date basis as well.

Australian inflation is sitting at 7.3%, the highest it has been since 1990, boosted specifically by higher prices in new dwelling construction, fuel prices and the cost of food. The RBA's Philip Lowe increased the interest rate in October by 0.25%, less than the 0.50% consensus expectation. This was the 6th consecutive rate hike for the year. The market expectation is for another 0.25% increase in both November and December with the current cash rate sitting at 2.60%. Consumption has slowed down in Australia and the RBA noted that the 250-basis point increase in the cash rate since May has had a considerable impact on households. The expectation is for economic growth to continue slowing down.

We saw some strong performance from the retail sector during the month. This is the sector which we allocated the largest portion (27%) of the portfolio to, returning on average 13.09% across the 6 stocks in the portfolio. Our second largest holding is National Storage REIT which delivered 17.04% for the month. For the portfolio there was only one holding (EGH) with a negative return for the month, in contrast to the previous month where there were no holdings with positive returns.

Eureka Group Holdings' (EGH) share price dropped significantly on the news that they requested a trading halt to finalise a proposed capital raise of approximately AUD28m and 2 material acquisitions (AUD11.8m in total). The market reacted negatively to the news of the offer which was at a significant discount. The holding was down 15.45% for the month, making it the worst performer during October. The average weight of EGH in the portfolio was 2.13%.

Key Facts

Investment Structure:	Unlisted unit trust
Minimum investment:	A\$100,000
Applications:	Monthly
Redemptions:	Monthly, with 30 days notice
Unit pricing frequency:	Monthly
Distribution frequency:	Quarterly
Management fee:	0.98% p.a.
Lock up period:	Nil
Buy/Sell Spread:	+0.25%/-0.25%
Exit fee:	Nil
Administration & expense recovery fee:	Up to 0.25%

NAV

	Buy Price	Mid Price	Redemption Price
AU\$	\$0.8791	\$0.8769	\$0.8747

September Quarter 2022 Distribution: 1.88 cents

Portfolio Performance

Inception: 12/7/2021	1 m	6 m	12 m	Since inception (p.a.)
Listed Property	+5.37%	-10.01%	-8.70%	-6.22%
A-REIT	+10.04%	-17.99%	-17.44%	-10.97%
G-REIT	+4.43%	-10.24%	-7.95%	-1.12%
Cash	0.21%	0.77%	0.82%	0.69%

The current Australian portfolio component consists of 21 stocks. Below are the top 5 holdings:

Symbol	Company	Sector	Current Weight
VCX	Vicinity Centres	Retail	8.29%
NSR	National Storage REIT	Storage	7.88%
CIP	Centuria Industrial	Industrial	6.59%
SCP	Shopping Centres Australasia	Retail	5.66%
SCG	Scentre Group	Retail	5.50%

Note: Portfolio returns are quoted net of fees. Returns shown for longer than 1 year (other than "Since inception (total)") are annualised. The information provided in this factsheet is intended for general use only. The information presented does not take into account the investment objectives, financial situation and advisory needs of any particular person nor does the information provided constitute investment advice. Under no circumstances should investments be based solely on the information herein. Please consider our Information Memorandum and Services Guide before investing in any of our products. Past performance is no guarantee of future returns. Returns displayed in this document are unaudited. For wholesale and sophisticated investors only. Cash refers to the return on the RBA cash rate. A-REIT refers to S&P/ASX200 REIT index. G-REIT refers to GPR 250 REIT World Index.

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PLD
BEI
PSA
1476.T
VICI
WELL
AVB
DLR
O
SPG

At 31 October 2022

Global Portfolio (AUD)

The Portfolio delivered a return of 2.25% for the month compared to the benchmark delivering 4.43%. Global REITs underperformed the general equity market which delivered a return of 7.79%. The best performing REIT sector for our portfolio was US Regional malls through Simon Property Group, delivering 22.1% for the month. US Shopping Centres also delivered strong performance of 12.2% on average for the names we own. VGP was the worst performing stock for the month, but we managed to exit it on the 5th of October 2022, limiting losses. Hong Kong Retail was also down during October mainly from China's continuing Covid-zero policy implementation, but we had limited exposure to this region through Link REIT.

The US Federal Reserve is expected to raise rates in its November meeting by another 0.75%. This will be the sixth consecutive rate hike and the fourth 0.75% hike in a row. Borrowing costs are now the highest they have been since 2008 and there are further hikes expected by the market. The Fed is fighting inflation which is at the highest levels it has been in 40 years, although continuing to slow down to 8.2% in September. The expectation for October (released in November) is to slow down to 8.00%.

In the UK where inflation is more than 10% the BOE's monetary policy committee is also expected to increase the interest rate by 0.75% on 3 November 2022, taking it up to 3.00%. A higher-than-expected rate is positive/bullish for the GBP which has lost some ground against the US Dollar in 2022. The British Pound is down nearly 15% against the US Dollar to end of October 2022.

The IMF's latest global growth forecasts show further slowing in 2023 and 2024 driven by challenges such as the Russian invasion of Ukraine, the cost-of-living crisis caused by persistent and broadening inflation pressures and the slowdown in China. This does not paint a good picture for most asset classes and will see some companies really struggle to keep going.

The Tamim global property portion currently consists of 42 stocks. Below are the top 5 holdings:

Symbol	Company	Sector	Current Weight
PLD	Prologis	Industrial	8.51%
BEI	Boardwalk REIT	Residential	4.16%
PSA	Public Storage	Storage	4.08%
1476.T	iShares Japan REIT	Diversified	3.59%
VICI	Vici Properties	Gaming	3.54%

We believe real estate fundamentals remain sound and remain steadfast in our belief that the asset class can post meaningful returns relative to stocks and bonds, even against a slower-growth, higher-inflation backdrop, particularly as valuations remain attractive.

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