

Product Profile

APN Asian REIT Fund

LAST UPDATED 26-2-2021

Key Information

APIR CODE	APN0023AU
STATUS	OPEN
ASSET CLASS	PROPERTY AND INFRASTRUCTURE
SECTOR	GLOBAL LISTED PROPERTY
SUB SECTOR	REGIONAL - ASIA
PRODUCT TYPE	RETAIL
LEGAL TYPE	UNIT TRUST
FUND INCEPTION	JULY 2011
FUND SIZE	\$50.17M
ENTRY / EXIT PRICE (26-2-2021)	\$1.6612 / \$1.6512
MINIMUM INITIAL / ADDITIONAL INVESTMENT	\$1,000 / \$500
MINIMUM INVESTMENT BALANCE	\$1,000
DISTRIBUTION FREQUENCY	MONTHLY
REGULAR SAVINGS PLAN	YES

Manager Profile

APN Funds Management (APN) is a wholly owned subsidiary of ASX-listed APN Property Group (APD). APD is a specialist real estate investment manager that actively manages real estate funds on behalf of institutional and retail investors. APN actively manages 12 funds including domestic and international property securities funds, and listed and unlisted direct property trusts.

PDS Objective

Provide investors with a consistent and relatively high level of income compared to the Benchmark, combined with some capital growth, derived predominately from investing in Asian REITs.

What is this Fund?

- The APN Asian REIT Fund ('the Fund') is an Asia (ex-Australia) property securities strategy that is managed by APN Funds Management Ltd ('APN' or 'the Manager'). APN is a wholly owned subsidiary of ASX-listed APN Property Group ('APD').
- The Fund's performance objective is to provide a gross annual income yield (pre-fees) that equates to at least 110% of the average yield of the Bloomberg Asian REIT Index ('the Benchmark') and some capital growth exceeding the Asian CPI (based on a weighted GDP average over a five-to-seven year time horizon). APN smooths the yield of the portfolio and distributes income on a monthly basis to investors.

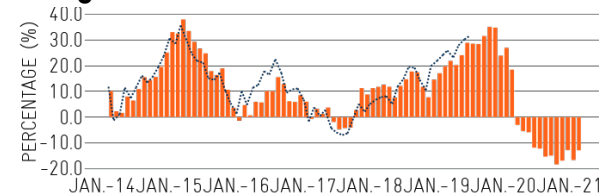
What this Rating means

The 'Investment Grade' rating indicates that Lonsec has conviction the financial product can generate risk adjusted returns in line with relevant objectives. However, if applicable, Lonsec believes the financial product has fewer competitive advantages than its peers.

Growth of \$10,000 over seven years



Rolling annual return %



Returns after fees (at 28-2-2021)

	3MTH	1 YR	3 YR	5 YR	7 YR
TOTAL RETURN	3.37	-12.92	7.31	6.52	9.62
INCOME RETURN	1.56	5.14	5.98	6.19	6.58
GROWTH RETURN	1.81	-18.06	1.33	0.34	3.04
LONGSEC BENCHMARK	-	-	-	-	-

BENCHMARK USED: BLOOMBERG ASIA REIT TR INDEX AUD

Asset allocation (at 28-2-2021)

	%ACTUAL	%MIN	%MAX	%TARGET
LISTED PROPERTY	98.0	80.0	100.0	-
CASH	2.0	0.0	10.0	-

Fees

MANAGEMENT COSTS	0.98% P.A.
ICR % PA	0.98
ENTRY / EXIT %	0 / 0
SWITCHING %	0
BUY/SELL DIFFERENTIAL %	0.60

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