



A High Conviction, Actively Managed A-REIT Securities Fund Open For Investment

FUND BENEFITS



INVESTMENT EXPERTISE

Extensive experience in managing listed real estate securities as well as having access to Folkestone Limited's (Folkestone) direct real estate expertise.



HIGH CONVICTION, ACTIVE STRATEGY

Securities are selected and a portfolio built on individual merit and not by benchmark (Index) weights.



LIQUIDITY

Investing in listed real estate securities provides greater liquidity than investing in direct real estate.



QUARTERLY DISTRIBUTIONS

Distributions are paid quarterly or can be reinvested into the Fund.



EXPOSURE TO REAL ESTATE

Provides access to a diversified portfolio of quality ASX listed real estate securities which own office, retail, industrial, residential and real estate related social infrastructure assets.



STRATEGIC CAPACITY LIMIT

A set capacity limit of up to 1.0% of the market capitalisation of the S&P/ASX 300 A-REIT Index to enable the Fund to take active positions in smaller securities and allow more efficient management of re-weightings between individual securities.

12.46%¹ p.a.¹

¹ TOTAL RETURN AFTER FEES AND BEFORE TAX FOR THE 12 MONTHS TO 30 JUNE 2018. PLEASE SEE THE PRODUCT DISCLOSURE STATEMENT DATED 11 JUNE 2014 AND RG97 WEBSITE NOTICE DATED 26 SEPTEMBER 2017. PAST PERFORMANCE IS NOT A RELIABLE INDICATOR OF FUTURE PERFORMANCE.



ABOUT THE MANAGER

Folkestone Maxim Asset Management is a boutique investment manager, specialising in A-REIT securities. It was founded in 2003 and acquired by Folkestone in 2014.

Folkestone is an ASX listed (ASX: FLK) real estate funds manager and developer providing real estate wealth solutions to private clients and select institutions.

Folkestone's funds management platform offers real estate funds to private clients and select institutional investors across income, value-add and opportunistic (development) real estate investments. Folkestone's on balance sheet activities focus on value add investments and developments.

Folkestone had more than \$1.5 billion in funds under management as at 31 December 2017.

QUALITATIVE RATING



QUANTITATIVE RATING



Overall rating out of 124 Equity Australia Real Estate funds as of 28 Feb 2018.



Folkestone

MAXIM A-REIT SECURITIES FUND

INVESTMENT OBJECTIVES	To outperform the S&P/ASX 300 A-REIT Accumulation Index by 1.5% p.a. over rolling 3 year periods
INVESTMENT TYPE	Invests in an actively managed and diversified portfolio of predominantly Australian listed real estate investment trusts (A-REITs) and real estate related securities. The Fund also has the ability to invest up to 10% in international listed real estate securities as well as up to 10% in cash and fixed interest
INVESTMENT TERM	Suggested minimum term – 3 years
MANAGEMENT FEES¹	0.95% p.a. of the Gross Asset Value (GAV) of the Fund up to \$50 million and 0.85% p.a. of the GAV above \$50 million
BUY/SELL SPREAD	0.25%/0.25%
ENTRY/EXIT FEES	Nil
INCEPTION DATE	October 2005
MINIMUM INVESTMENT	\$5,000
DISTRIBUTIONS	Quarterly - Reinvestment of distributions is available
UNIT PRICING	Daily
WITHDRAWALS	Daily
BORROWING	Nil
SIGNIFICANT INVESTOR VISA	Complying balancing investment
RESPONSIBLE ENTITY/ CUSTODIAN	One Managed Investment Funds Limited ABN 47 117 400 987; AFSL 297042
INVESTMENT MANAGER	Folkestone Maxim Asset Management Limited ABN 25 104 512 978; AFSL 238349
FUND ADMIN. & REGISTRAR	Mainstream Fund Services ABN 81 118 902 891

RISKS

Risks specific to this Fund include the risks of investing in real estate and equity markets as well as risks associated with liquidity and managed investment schemes. Please refer to the Product Disclosure Statement and RG97 Website Notice for more information.

INVESTMENT ALLOCATION (%)

	Min	Max	Target
Domestic Listed A-REITs and Developers	80	100	95
International Listed REITs	0	10	0
Cash and Fixed Interest	0	10	5

PLATFORMS

Asgard eWrap	Macquarie Wrap
Asgard Infinity	Netwealth
Colonial First State FirstWrap	IOOF Pursuit
BT Panorama	Powerwrap
BT Wrap	Symetry
HUB24	uXchange

1. Inclusive of GST net RITC

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The **Morningstar** Rating is an assessment of a fund's past performance – based on both return and risk – which shows how similar investments compare with their competitors. A high rating alone is insufficient basis for an investment decision. Folkestone Maxim A-REIT Securities Fund received a 4-Star Overall Morningstar Rating™ as at 28-02-2018. © 2018 Morningstar, Inc. All rights reserved. Neither Morningstar, its affiliates, nor the content providers guarantee the data or content contained herein to be accurate, complete or timely nor will they have any liability for its use or distribution. Any general advice or 'class service' have been prepared by Morningstar Australasia Pty Ltd (ABN: 95 090 665 544, AFSL: 240892) and/or Morningstar Research Ltd, subsidiaries of Morningstar, Inc, without reference to your objectives, financial situation or needs. Refer to our Financial Services Guide (FSG) for more information at www.morningstar.com.au/sfsg.pdf. You should consider the advice in light of these matters and if applicable, the relevant Product Disclosure Statement before making any decision to invest. Our publications, ratings and products should be viewed as an additional investment resource, not as your sole source of information. Past performance does not necessarily indicate a financial product's future performance. To obtain advice tailored to your situation, contact a professional financial adviser.

Atchison Consultants recommend that investors read the detailed information contained in the Product Disclosure Document. Investors should read the Analyst Interest and Certification, Warning (General Advice Only) and Disclosure (Commissioned Research) in the Highly Recommended Ratings Report dated October 2017.

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