



FOLKESTONE MAXIM A-REIT SECURITIES FUND AWARDED SUPERIOR RATING BY SQM RESEARCH

Folkestone Maxim Asset Management (“Folkestone Maxim”) is pleased to announce the Folkestone Maxim A-REIT Securities Fund (Fund) has maintained a “4.25-Star - High Investment Grade” Rating from SQM Research (SQM).

According to SQM, “Folkestone Maxim is a long-established fund manager with competitive resource in terms of corporate infrastructure and investment personnel. On a since inception basis, the Fund has outperformed the benchmark and peer group resulting in a considerable track record of over ten years (152 months).”

Folkestone Maxim’s “qualification and investment experience of Portfolio Managers and investment personnel are extensive and knowledgeable having gone through various market cycles and events” said SQM.

Mr Winston Sammut, Managing Director of Folkestone Maxim said, “we are pleased with the positive rating from SQM, as it confirms our view that a high conviction, active manager of A-REIT securities may add significant value over time.”

Mr Sammut said, “in an environment where property cap rates compression is slowing and capital growth of the underlying assets of A-REIT is set to moderate, the focus is now turning to selecting those A-REITs that have exposure to the social infrastructure and specialised property sub-sectors, selected real estate developers and managers that have growing funds management platforms, and those securities with quality management and relatively attractive yields that have the ability to actively manage their portfolios to drive income growth in the years ahead. As a result, we are of the view that a well-disciplined, active security selection strategy will likely be rewarded compared to an Index strategy.”

“The Fund’s sound and consistent long-term outperformance can be attributed to taking active positions in securities with relative attractive yields, quality management and the ability to actively manage their portfolios to drive income growth.

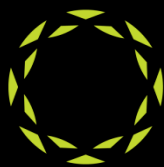
Looking ahead, not all A-REIT securities will outperform the Index, therefore Folkestone Maxim’s active security selection will be crucial for our aim of generating long-term performance” said Mr Sammut.

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About Folkestone Maxim

Folkestone Maxim Asset Management is a wholly owned subsidiary of Folkestone and specialises in the management of A-REIT securities.

The Folkestone Maxim A-REIT Securities Fund is a high conviction fund providing access to a concentrated, diversified portfolio of quality ASX listed real estate securities with exposures to office, retail, industrial, residential and real estate related social infrastructure assets. The Fund's investment approach follows a high conviction style coupled with a disciplined methodology focusing on a top down/bottom-up process. Securities are selected on individual merit and not benchmark weights.

About Folkestone

Folkestone (ASX: FLK) is an ASX listed real estate funds manager and developer providing real estate wealth solutions. Folkestone's funds management platform, with more than \$1.6bn under management, offers listed and unlisted real estate funds to private clients and select institutional investors, while its on balance sheet activities focus on value-add and opportunistic (development) real estate investments.

About SQM Research

SQM Research is an investment advisory and forecasting research house which specialises in providing accurate property related advice, research and data to financial institutions, property developers and real estate investors.

Being a two-pronged company, as well as its residential research division, SQM Research also contains a Ratings research division where the company awards star ratings to a wide array of managed investment schemes within the property sector.

Disclaimer: Investors should consider the product disclosure statement (PDS) issued by the Responsible Entity, One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (OMIFL) is the responsible entity of the Folkestone Maxim A-REIT Securities Fund ARSN 116 193 563 (Fund). The information contained in this document was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this report must obtain and rely upon their own independent advice and inquiries. Investors should consider the Product Disclosure Statement dated 11 June 2014 and RG97 Website Notice dated 1 August 2018 (together the "PDS") issued by OMIFL before making any decision regarding the Fund. The PDS contains important information about investing in the Fund and it is important investors obtain and read a copy of the PDS before making a decision about whether to acquire, continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the PDS may be obtained from <http://oneinvestment.com.au> or <http://folkestone.com.au/>. Folkestone Maxim Asset Management Limited (ABN 25 104 512 978) (AFSL 238349) is the investment manager of the Fund (Folkestone Maxim). Neither OMIFL nor Folkestone Maxim guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this document. Past performance is not a reliable indicator of future performance. While every care has been taken in the preparation of this document, Folkestone Maxim makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This fact sheet has been prepared for the purpose of providing general information only, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this fact sheet, and seek professional advice, having regard to their objectives, financial situation and needs. Information in this fact sheet is current as at 7 September 2018.