



# Charter Hall Maxim Property Securities Fund

## A High Conviction, Actively Managed Property Securities Fund



**12.44%**  
p.a.<sup>1</sup>

### Open For Investment

#### About the Manager

Charter Hall Property Securities Management Limited (**Charter Hall Maxim**) is a boutique investment manager, specialising in listed property securities. It is part of the Charter Hall Group (ASX:CHC) (**Group**) which is one of Australia's leading fully integrated property groups, with over \$26.4 billion of high quality property across the office, retail, industrial and social infrastructure sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth and oversees a portfolio of 779 properties that is more than 5.4 million square metres in size. The ASX100 listed Group has over 27 years' experience managing and investing in high quality property on behalf of institutional, wholesale and retail clients.

#### Fund Benefits



##### Investment experience

Extensive experience in managing listed property securities as well as having access to Charter Hall's direct property experience.



##### High conviction, active strategy

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



##### Liquidity

Investing in listed property securities provides greater liquidity than investing in direct property.



##### Quarterly distributions

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



##### Exposure to property

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



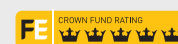
##### Strategic capacity limit

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.

#### Qualitative Rating



#### Quantitative Rating



1. Total return after fees and before tax for the 12 months to 30 September 2018. Please see the Product Disclosure Statement and Additional Information Booklet dated 8 November 2018. Past performance is not a reliable indicator of future performance.

|  |  |
|--|--|
| <b>Investment Objective</b>                    | To outperform the S&P/ASX 300 A-REIT Accumulation Index by 1.5% p.a. over rolling 3 year periods   |
| <b>Investment Type</b>                         | Invests in an actively managed and diversified portfolio of predominantly Australian listed property investment trusts (A-REITs) and property related securities. The Fund also has the ability to invest up to 10% in international listed property securities as well as up to 10% in cash |
| <b>Investment Term</b>                         | Suggested minimum term – 3 years   |
| <b>Management Fees<sup>1</sup></b>             | 0.95% p.a. of the Gross Asset Value (GAV) of the Fund up to and including \$50 million plus 0.85% p.a. of the GAV above \$50 million   |
| <b>Buy/Sell Spread</b>                         | 0.25%/0.25%  |
| <b>Entry/Exit Fees</b>                         | Nil  |
| <b>Inception Date</b>                          | October 2005   |
| <b>Minimum Investment</b>                      | \$5,000 for Australian investors and \$20,000 for New Zealand investors  |
| <b>Distributions</b>                           | Quarterly – Reinvestment of distributions is available   |
| <b>Unit Pricing</b>                            | Daily  |
| <b>Withdrawals</b>                             | Daily  |
| <b>Borrowing</b>                               | Nil  |
| <b>Significant Investor VISA</b>               | Complying balancing investment   |
| <b>Responsible Entity/<br/>Custodian</b>       | One Managed Investment Funds Limited<br>ABN 47 117 400 987; AFSL 297042  |
| <b>Investment Manager</b>                      | Charter Hall Property Securities Management Limited<br>ABN 25 104 512 978; AFSL 238349   |
| <b>Fund Administration<br/>&amp; Registrar</b> | Mainstream Fund Services<br>ABN 81 118 902 891   |

## Risks

Risks specific to this Fund include the risks of investing in listed property related securities as well as risks associated with liquidity and managed investment schemes. Please refer to the Product Disclosure Statement and Additional Information Booklet for more information.

## Investment allocation (%)

|   | Min | Max | Target |
|---|-----|-----|--------|
| Australian Listed A-REITs and Listed Property Developers and Managers | 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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