

**ASX ANNOUNCEMENT**

Fat Prophets Global Property Fund (FPP) announces its NTA pursuant to ASX Listing Rule 4.12i

**April 2019 Monthly NTA Announcement**

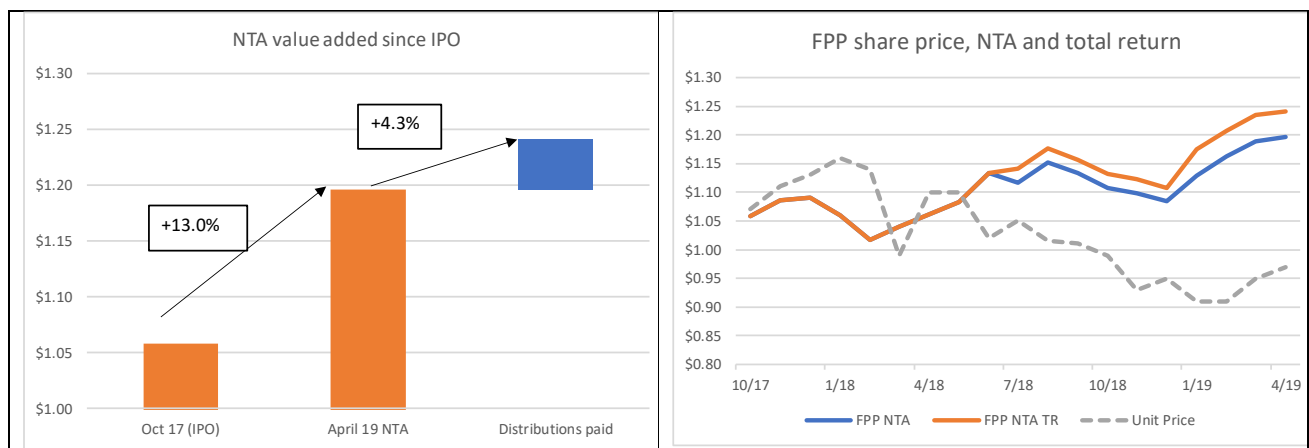
Dear Unitholders,

The Fund had a continued period of strength in April 2019, carrying the NTA to a new all-time high for the Fund NTA since IPO. As at the end of April the NTA was \$1.196 per unit, compared to the Fund unit price of \$0.97. The positive NTA growth for the Fund in April contrasts with the more than 1% negative return of the benchmark indices against which it is tracked.

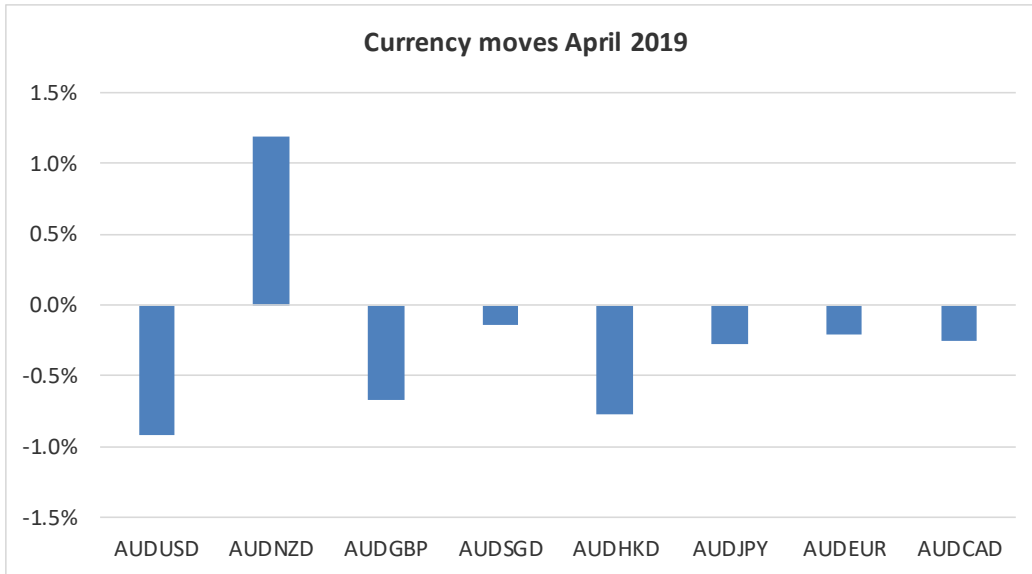
A summary of the change in NTA for the month of April is as follows;

	31-Mar-19	30-Apr-19	Change
<b>NTA per unit</b>	\$1.1893	\$1.1960	+0.6%

Over the period since IPO the Fund has delivered a 17.3% return from the IPO NTA, through a combination of distributions and NTA growth. As at the time of writing the discount to NTA was a substantial 20%.



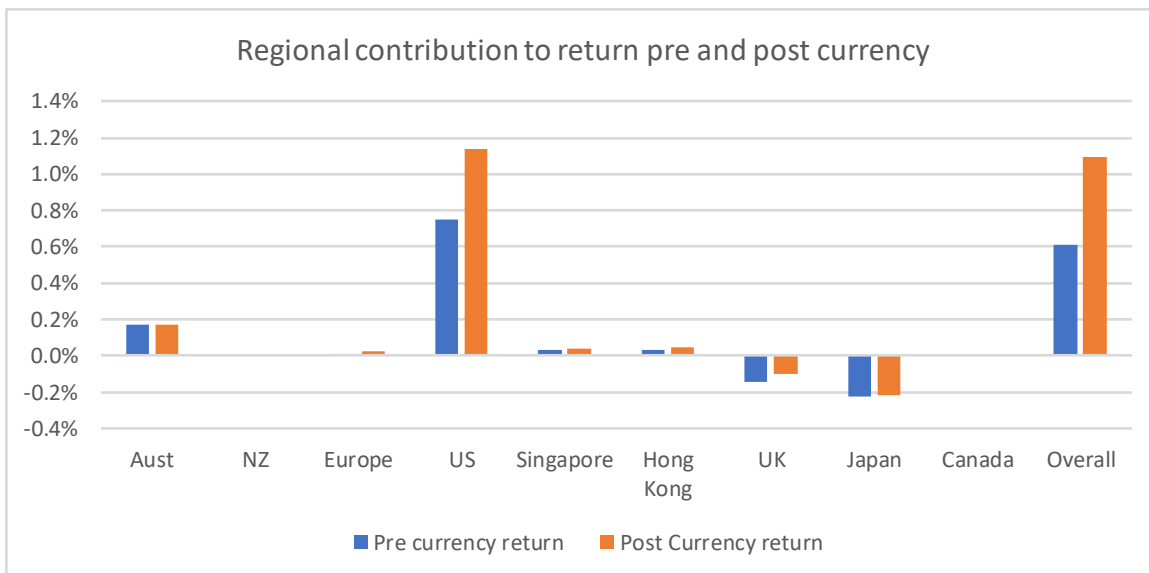
Currency had a negligible impact on global returns for the Fund during April. The most meaningful move was the weakening Australian dollar relative to the US dollar and British pound. The Fund is underweight UK, overweight Europe and overweight US in currency terms.



The Fund entered April with a continued relatively high cash holding of 11%. We continue to be cautious about markets given the strength for global REITs in 2019 to date and have elected to maintain a reasonably high cash holding for portfolio protection and investment opportunity purposes. Cash levels at the end of April were reduced to 8.5%.

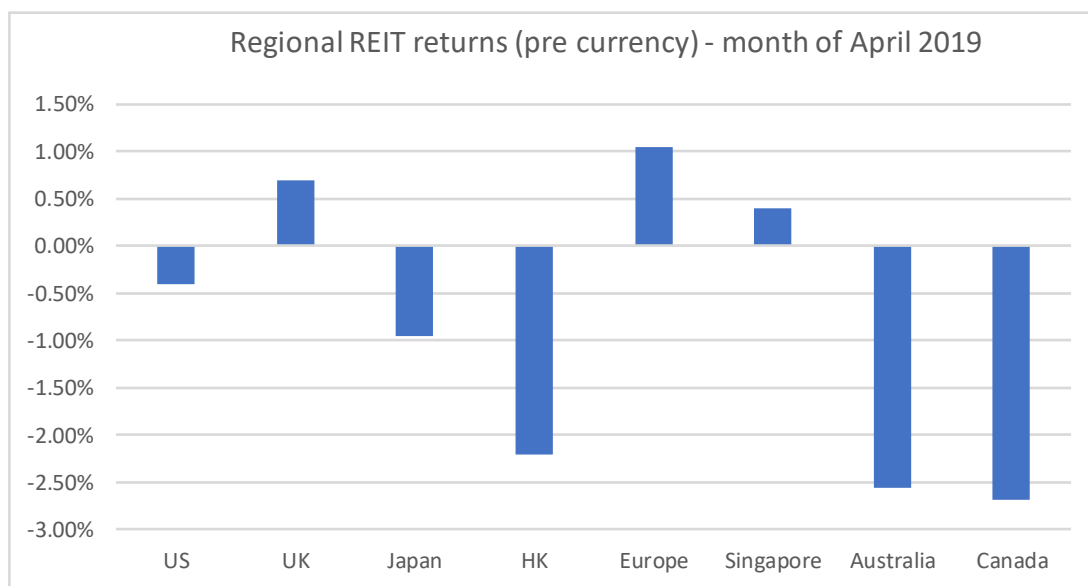
Fund activity during April primarily consisted of taking an investment position in Scentre Group (SCG.AX) in Australia.

As demonstrated in the following chart, the performance for contribution to return for the Fund in various regions pre and post the impact of currency movements was negligible this month and again was most evident in the US.

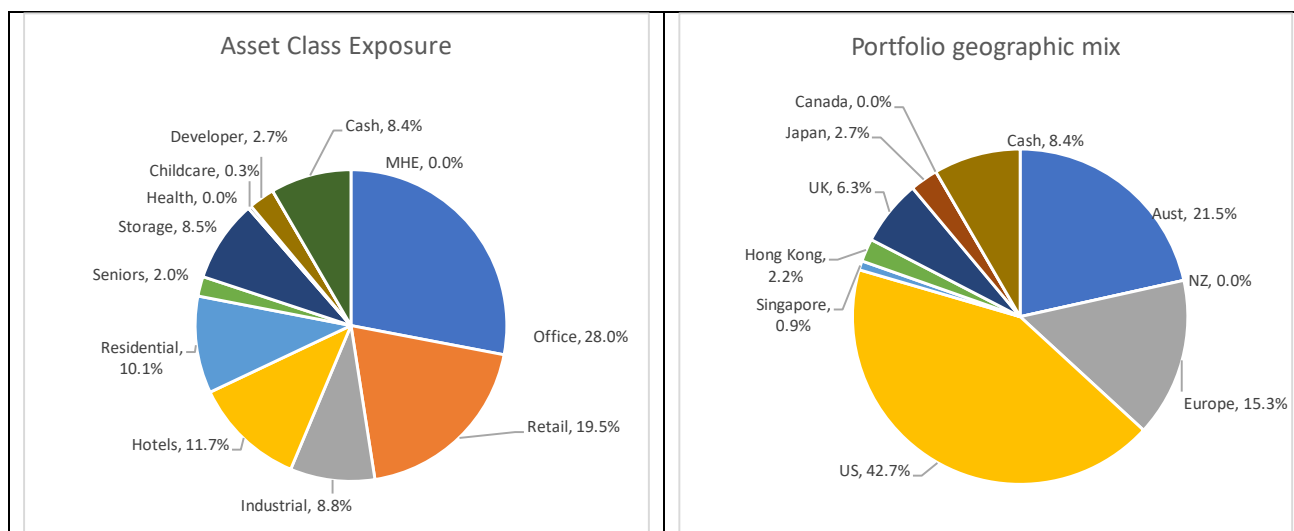


Only a minor number of investment holdings in the Fund went ex distribution during April, contributing gross pre tax estimated income to the fund of less than A\$50,000. We continue to monitor opportunities for the Fund to receive distributions from investments which will build toward the six monthly distribution the Fund will pay to investors.

The following chart demonstrates the local currency index movements for Real Estate equities in various Global markets in April 2019. Aside from slight gains in the UK and Europe, most markets were negative; most notably Australia, Hong Kong, and Canada.

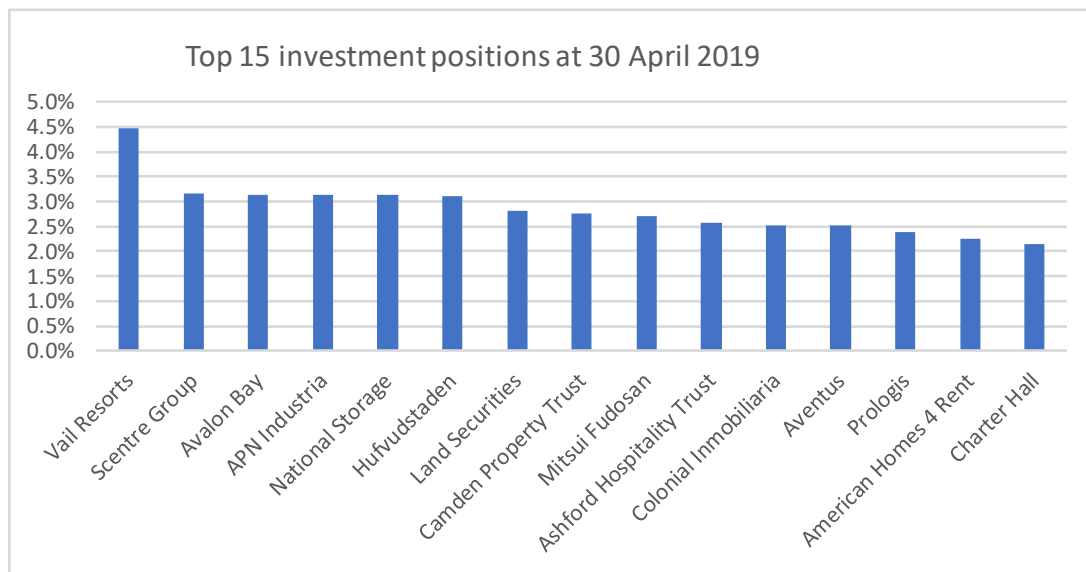


The Fund ended April with an increased exposure to Australia after the investment stake in Scentre Group (SCG.AX). The Fund retains an overweight exposure to US by investment. The Fund continued to be substantially underweight to Japan and Hong Kong. The Fund continues to have no weighting to Canada or New Zealand, both of which are very small markets by investment weighting.



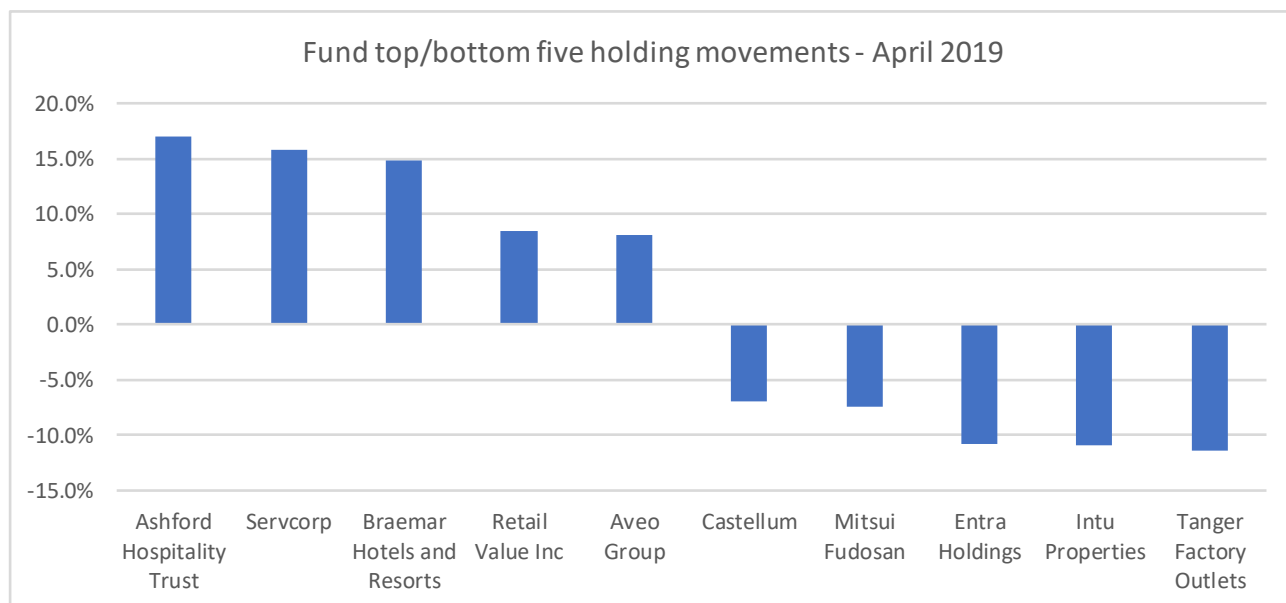
The number of investment positions held by the Fund was increased slightly to 50 holdings at the end of April. Top holdings in the Fund as at the end of the month are summarised in the following chart. US listed Vail Resorts remains the top holding and had another positive month in April, assisting the Fund's positive NTA growth. The initial investment made into Scentre Group (SCG.AX) in Australia during April was driven by a perceived weakness in pricing, with the stock priced at well below its NTA. Scentre is the group which owns and develops Westfield shopping centre assets in Australia. The investment stake increases the

weighting to Australian retail property; a sector which is cheap but one which is also challenged in terms of prevailing trends.



Aside from the positive contribution from Vail Resorts, the other major contributor to performance in April was from US listed Ashford Hospitality Trust (AHT) which the Fund made an investment stake in during late March. The share price has rallied more than 16% from our entry price since then. Servcorp continued its volatility, rising from recent lows on the strong take up from investors of serviced office IPO business Victory Offices which provides a positive peer comparison and a focus on the sector.

The best and worst five performers for the past month are highlighted in the following chart.



While the Fund’s investment stake in Aveo Group was reduced by half in March, the stock has since weakened before rallying again late in April on news of a potential takeover. UK listed shopping centre owner Intu Properties (INTUp.L) also continues its weakness, now trading at less than half of where it was priced late last year, with the suspension of its dividend and a \$1.4BN GBP impairment charge in early May justifying investors concerns about the balance sheet weakness. The Funds most recent entry point into Intu

was well below prior peaks and attractive in its own right in our view. We see value, however catalysts may prove elusive for this one; the REIT has had several takeover approaches in the past, and we don't rule out another approach at current levels.

## Outlook

The US REIT quarterly reporting period served up no meaningful surprises and as such was not a driver of any meaningful catalysts during the past month. April was also a period where there are only limited levels of distributions paid on investments which the Fund owns and the same will apply in May.

Since the inception of the Fund in October 2017, we have remained committed to execute effectively on strategy. Two distributions have been paid, and NTA has grown steadily with low volatility and currently stands at all-time highs. We have maintained our value focus and we remain focussed on seeking to derive investment returns (capital growth) from portfolio investments, as well as accessing distributions from investments which will be passed on to FPP investors through the Fund's policy of paying out 100% of distributable earnings every six months.

## Fat Prophets Global Property Fund

Chief Investment Advisor

Simon Wheatley

8 May 2019

### About Fat Prophet Global Property Fund (FPP.AX)

The Fat Prophets Global Property Fund is an investment trust listed on the Australian stock exchange and managed by Fat Prophets. It invests its capital into Real Estate Investment Trusts (REITs) listed on stock exchanges in developed markets around the world. REITs own real estate assets and generate the majority of their income from rents on their properties, and capital growth from the real estate investments results in increased NTA. FPP's investment weighting benchmark allocation to Australia REITs is around 30%, with the balance in international markets. FPP aims to generate capital growth and distribution income from its investments and has a value bias to its investment strategy.

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<sup>i</sup> Fat Prophets Funds Management Pty Limited (FPFM) (ACN 615 545 536) has prepared the information in this announcement. One Managed Investment Funds Limited (ACN 117 400 987) (AFSL 297042) (OMIFL) is the Responsible Entity of the Fund. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information in this document cannot be warranted or guaranteed by OMIFL. This announcement has been prepared for the purposes of providing general information only and does not constitute an offer, solicitation or recommendation with respect to the purchase or sale of any units in the Fund nor does it constitute financial product advice and does not take into account your investment objectives, tax or financial situation or needs.

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