



One Managed Investment Funds Limited
as responsible entity for Fat Prophets Global Property Fund
ARSN 619 970 786 ASX Code: FPP

ASX ANNOUNCEMENT

12 July 2022

FPP NTA June 2022

Please find attached the FPP NTA for June 2022

Authorised for release by One Managed Investment Funds Limited ACN 117 400 987 AFSL 297042 (**Responsible Entity**), the responsibility entity of the Fat Prophets Global Property Fund and Fat Prophets Funds Management Pty Limited ACN 615 545 536 AFSL 229183, the investment manager of FPP.

For additional information on FPP, please refer to:
www.fpproperty.com.au

For any enquiries please contact the Responsible Entity on 02 8277 0000.

ASX ANNOUNCEMENT

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

June 2022 Monthly NTA Announcement

Key Points:

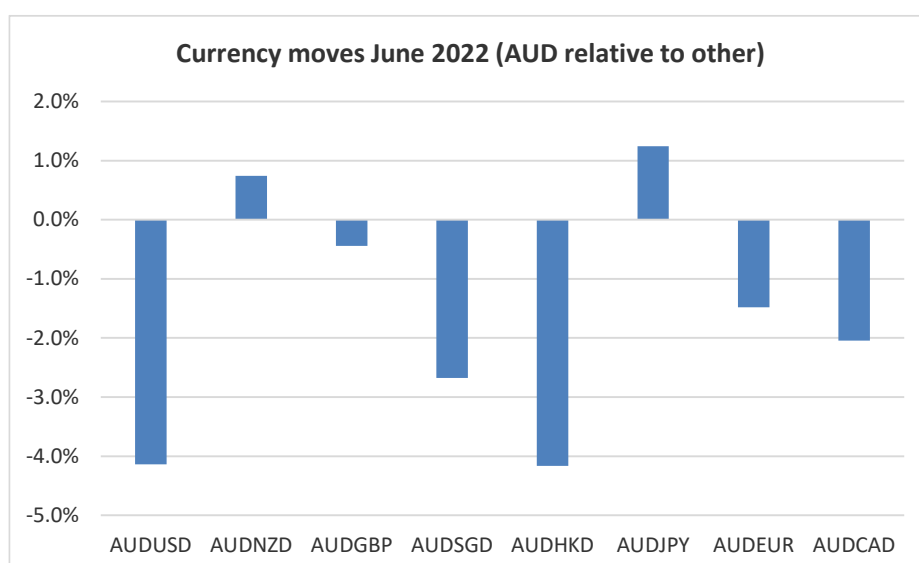
- **Fund NTA declined 9.6% during June**
- **Australian REITs were again weaker than global REITs during June, declining 10.3% while global REITs declined 9.5% in USD terms or 5.3% in AUD terms.**
- **FPP NTA declined to \$0.9245 cum distribution at 30 June.**
- **An estimated distribution of 3.0c per unit was declared for the 6 months to 30 June 2022.**

Dear Unitholders,

Equity and REIT markets globally were very volatile again during June, with global inflation and interest rate outlook a key catalyst. **In the 2022 calendar year, FPP's NTA has declined 12.8% after distributions, which was better than the 14.5% decline of its benchmark. Over the same period, the ASX300 REIT total return Index has declined by 10.8%, and the Global REIT Index has declined by 15.3% in AUD terms.**

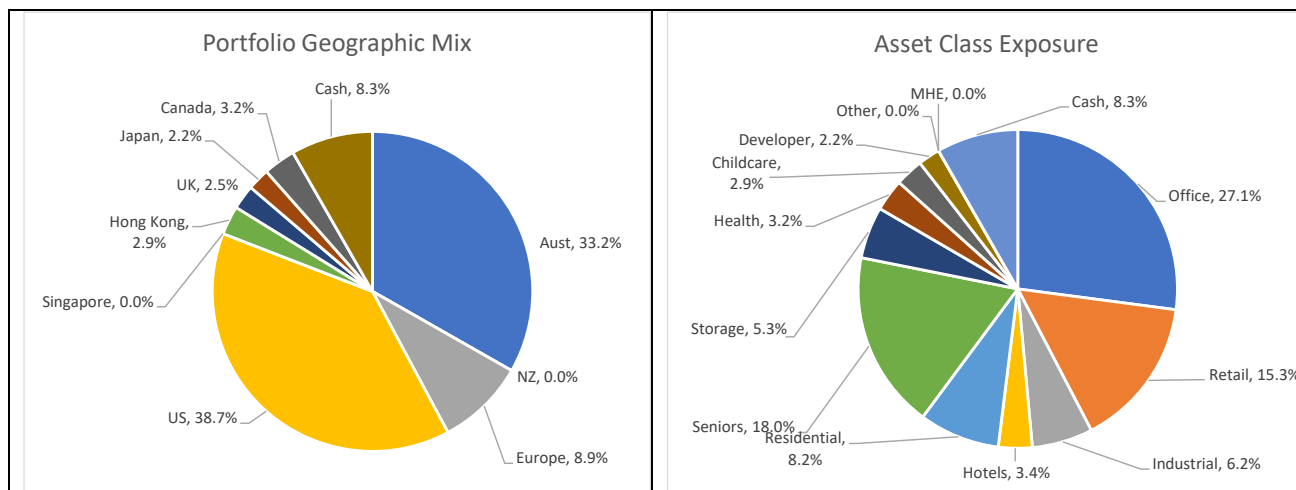
	31-May-22	30-Jun-22	Change
Value per unit (cum distribution)	\$1.0225	\$0.9245	-9.58%

Currency in AUD terms relative to USD was clearly weaker in June, presenting a benefit to offshore returns although currency continues to be remain volatile.



The Fund cash balance was 8.3% at the end of June as we maintained a more defensive bias. We made some portfolio changes during June which removed some smaller holdings and increased conviction positions, although geographic mix was unchanged from this activity.

The current Fund portfolio geographic allocation at the end of June is shown in the following chart on the left. The chart below right shows the exposure by asset class.



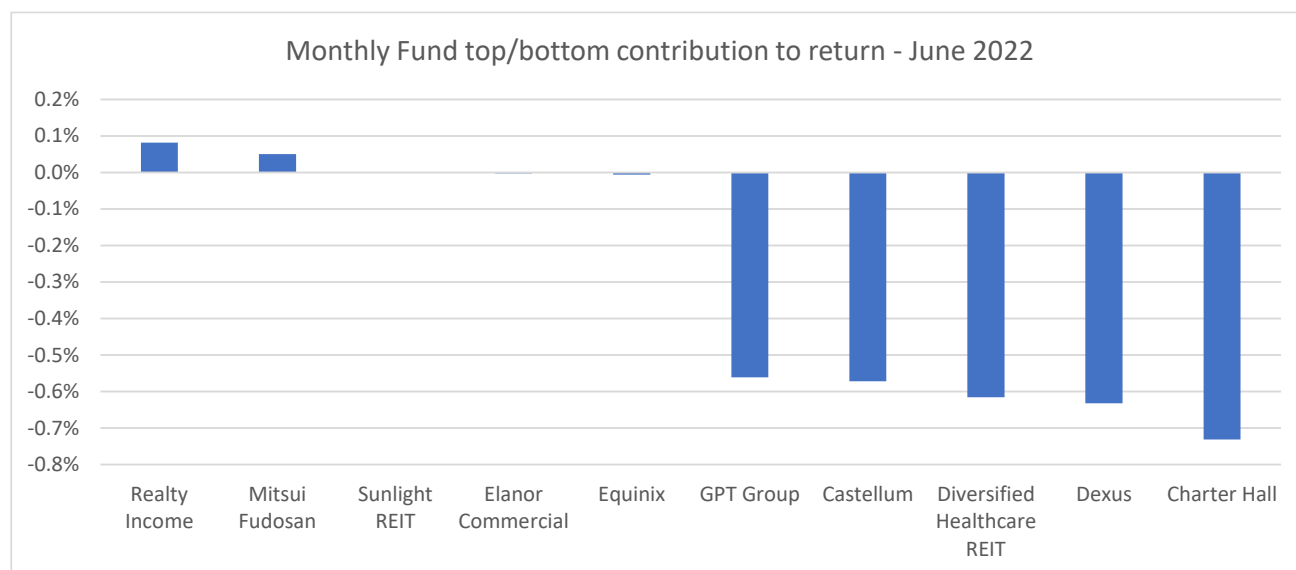
Top holdings in the Fund as at the end of the month are summarised in the following chart.

US healthcare REIT Ventas is the largest holding, and US investment make up the top three positions. We have increased our exposure to Simon Property Group (SPG) which is not yet reflected in this chart. SPG is down 40% on its highs of early 2022 and meaningfully undervalued in our view.

All investment switching was done within existing country allocation, meaning there is no change to the impact of foreign exchange. With the AUD below \$0.70, we are currently reluctant to take capital offshore to increase US positions.



The best and worst contributors to return for the month of June are summarised in the following chart. Only two investment positions had a positive return during June. Charter Hall and Dexus were the largest contributors to negative return. We trimmed a portion of our Dexus holding in recent months and have continued to hold this as cash.



Outlook

REITs fell to their lowest levels since April 2021 in June and have had a small bounce off their lows. There has been a substantial reset in the market outlook for interest rates, and historically interest rates and REITs (and in fact real estate) are recognised as being interest rate sensitive. The volatility in May and June is testament to this, and we have seen some analysts lowering their target prices as they factor shallower yield spreads. We see some risk to low yield asset valuations, particularly for industrial property which has been trading recently often at yields below 4%. We would not be surprised to see valuation declines as the market corrects.

We see value in the current market, although the ultimate end point for official interest rates will be an important dictator for how global investors view the REIT sector.

Fat Prophets Global Property Fund

Fund Manager
Simon Wheatley
12 July 2022

About Fat Prophets 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.

ⁱ 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.

Anyone receiving this information must obtain and rely upon their own independent advice and enquiries. Investors should consider the Product Disclosure Statement (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. Past performance is not indicative of future performance.