



Charter Hall Maxim Property Securities Fund

A High Conviction, Actively Managed Property Securities Fund



18.92%
p.a.¹

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 \$30.2 billion of high quality, long leased 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 820 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

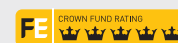
A set capacity limit of up to 1.0% of the market capitalisation of the S&P/ASX 300 A-REIT Index to enable the Fund to take active positions in smaller securities.

¹ Annual return for 12 months as at 30 June 2019. Please refer to the Product Disclosure Statement and Additional Information Booklet both dated 8 November 2018. Past Performance is not a reliable indicator of future performance.

Qualitative Rating



Quantitative Rating



Overall rating out of 120
Equity Australia Real Estate
funds as of 30 June 2019.



Investment Objective	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 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
Investment Term	Suggested minimum term – 3 years
Management Fees¹	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
Buy/Sell Spread	+0.25%/-0.25%
Entry/Exit Fees	Nil
Inception Date	October 2005
Minimum Investment	\$5,000 for Australian investors and \$20,000 for New Zealand investors
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	Charter Hall Property Securities Management Limited ABN 25 104 512 978; AFSL 238349
Fund Administration & Registrar	Mainstream Fund Services 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 both dated 8 November 2018 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	IOOF Pursuit
FirstWrap	Powerwrap
BT Panorama	Symetry
BT Wrap	uXchange
HUB24	

1. Inclusive of GST net RITC.

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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 <https://oneinvestment.com.au/charterhallmaxim> or <https://www.charterhall.com.au/maxim>. Charter Hall Property Securities Management Limited (ABN 25 104 512 978) (AFSL 238349) is the investment manager of the Fund (**Charter Hall Maxim**). 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