



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

## **ASX ANNOUNCEMENT**

13 November 2023

### **FPP NTA October 2023**

Please find attached the FPP NTA for October 2023

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](http://www.fpproperty.com.au)

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

## ASX ANNOUNCEMENT

Fat Prophets Global Property Fund (FPP) October 2023 NTA update

### October 2023 Monthly NTA Announcement

Key Points:

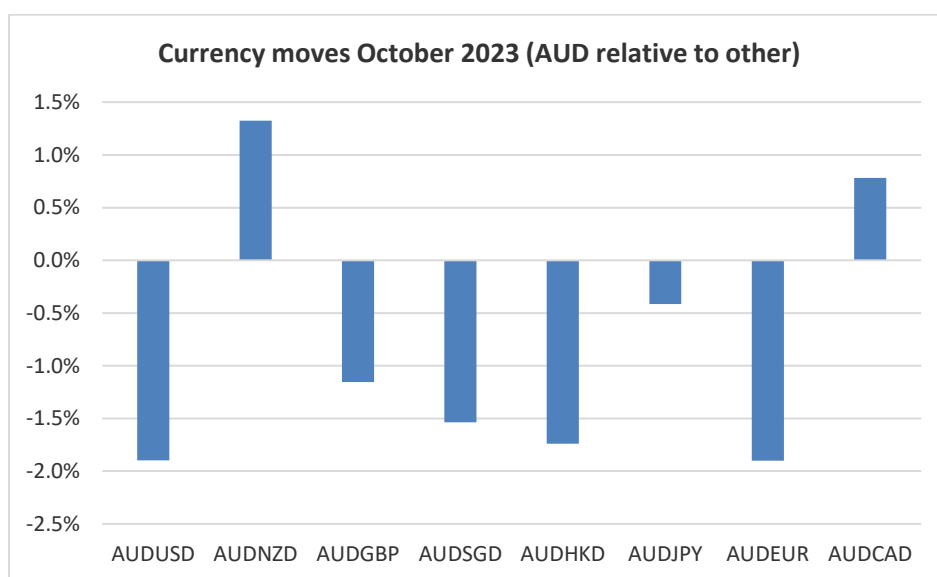
- **Fund NTA decreased 2.43% post fees during October post fees and expenses while the benchmark was down a more substantial 3.6%**
- **The global REIT index declined 2.9% in AUD terms during October whilst the Australian REIT Index declined by 5.7%**
- **Weakness was again driven by rising global bond yields and the prospective official interest rate increase in Australia which occurred in early November**

Dear Unitholders,

October was another month of weakness for REITs, particularly in Australia where the REIT index at the end of October hit its lowest level since August 2020, and at levels last seen prior to that in 2015.

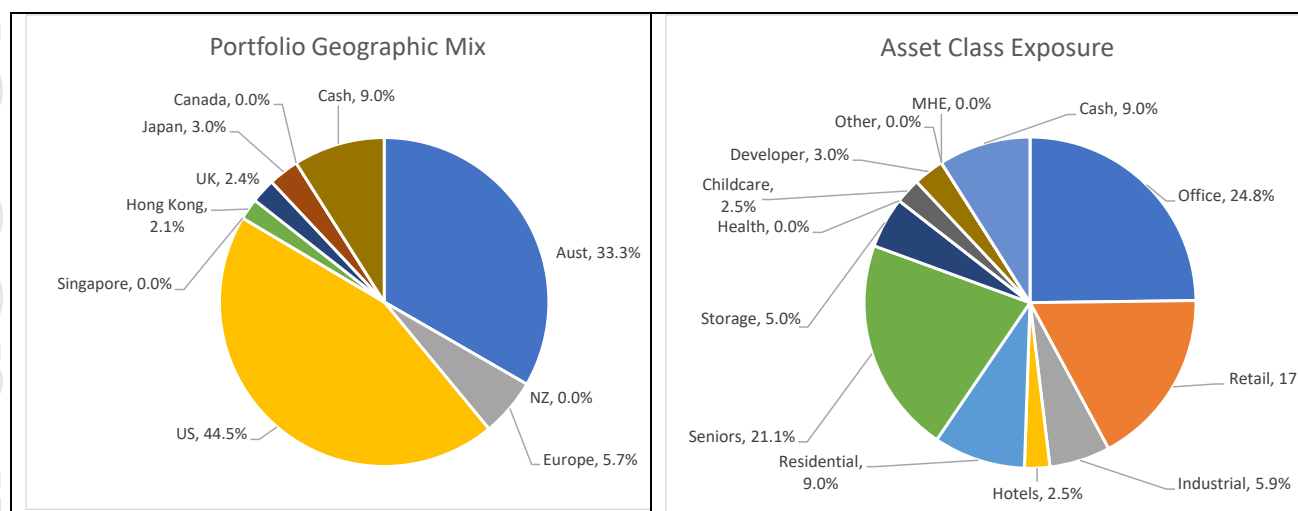
	30 Sep-23	31 Oct-23	Change
<b>Value per unit (ex distribution)</b>	\$0.8011	\$0.7816	-2.43%

The AUD to USD declined mildly in October providing a small currency benefit to offshore returns.



The Fund cash balance decreased slightly to 9.0%. The Fund commenced an investment position in Cromwell Property Group in Australia during the month after its share price has halved over the past year and it is trading at a 60% discount to its net asset backing.

The current Fund portfolio geographic allocation at the end of October is shown in the following chart on the left. The chart below right shows the exposure by asset class. The number of Fund core investment holdings increased to 33.



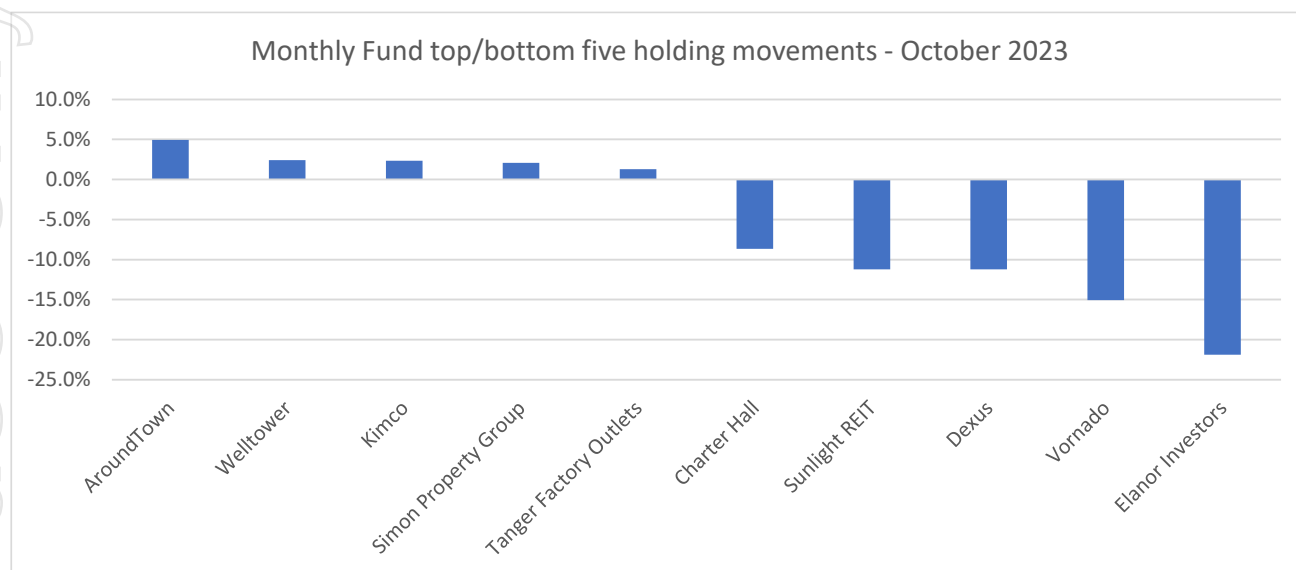
Top holdings in the Fund as at the end of October are summarised in the following chart.

Simon Property Group (SPG) remains the largest holding at 8.0% of the portfolio. Its share price has rebounded by 10% since the beginning of November.



The best and worst contributors to return for the month of October are summarised in the following chart.

Despite global weakness in equities and REITs, a number of FPP holdings posted positive returns during the month, including several of the largest exposures. US holdings dominated the positive returns.



## Outlook

Numerous Australian REITs touched 12 month lows in October. Pricing is at an inflection point which we expect will prove to be the sectoral cyclical bottom. Interest rate rises may not have finished, and asset pricing continue to readjust downward for office property in particular.

Rental income declines however are proving to be minimal, with the primary impact to net income being from higher interest expense, allowing for a meaningful upward yield repricing of the sector. In our view this will underpin value, and we note that the prevailing REIT pricing discount to net asset backing is at levels deeper than is typically seen at the bottom of the cycle. The key risk to avoid in the current market is over leverage and the low but real risk of a forced dilutionary equity raising. Offsetting this however, we believe that current global pricing may lead to an increase in mergers and acquisitions activity which will help support value.

## Fat Prophets Global Property Fund

Fund Manager

Simon Wheatley

13 November 2023

## 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.

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