Listed Property
TAMIM Property Fund

At 31 November 2022

The Tamim Listed Property unit class delivered a +1.43% return for the month of November 2022. The REIT sector followed up a good October with strong returns again for the month.

Australian Listed REIT Portfolio (AUD)

Australian REITs' momentum from the prior month continued and the ASX 200 REIT Index provided a solid 5.77% return for November. The ASX 300, also delivered strong performance during November by delivering a 6.49% return. The Australian REIT market outperformed both global REITs +0.92% as well as general equities. The Tamim Australian REIT portfolio returned 2.68% for the month following up the 8.68% return in October.

The cash rate was increased by the RBA on 1 November 2022 by 0.25% as expected to bring the cash rate to 2.85%. Australian inflation is still significantly above the 2-3% target and is mainly driven by global factors. While not our central thesis, the market is expecting inflation to increase further and to peak around the 8% level and then start to decline in the second half of 2023 due to the ongoing resolution of global supplyside problems, recent declines in some commodity prices and slower growth in demand. Through to the end of September 2022 inflation was sitting at 7.3%. Household spending has decreased over the last few months due to tighter financial conditions. Similarly, consumer confidence has also fallen, and housing prices have started to decline.

In the portfolio, ***National Storage REIT*** gave back some of the gains it made in October where it made 17.04% by delivering -8.43% for November. Self-Storage valuations should hold up very well in what we expect the economic environment to be like in 2023 given the sector's higher starting cap rates and strong leverage to inflation. The industrial sector names in the portfolio performed well during the month, specifically ***Goodman Group*** which delivered 12.47%. This was the best performing stock in the portfolio. Goodman is well poised for the economic environment with quality assets and a FY23 EPS growth guidance of 11%. It also has a strong development pipeline which provides an average 6.6% development yield.

The Australian economy has shown some solid growth this year but will slow down in the next year. The RBA is expecting GDP growth of 3% in 2022 and 1.5% in 2023 and 2024. The unemployment rate is stable and very low at 3.5%, but growth has moderated.

To note, there was a name change of Shopping Centres Australasia (SCP) to Region Group (RGN)
effective 28 November 2022.

Key Facts

Investment Structure:	Unlisted unit trust
Minimum investment:	A$100,000
Applications:	Monthly
Redemptions:	Monthly, with 30 days notice
Unit pricing frequency:	Monthly
Distribution frequency:	Quarterly
Management fee:	0.98% p.a.
Lock up period:	Nil
Buy/Sell Spread:	+0.25%/-0.25%
Exit fee:	Nil
Administration & expense recovery fee:	Up to 0.25%

NAV

	Buy Price	Mid Price	Redemption Price
AU$	$0.8909	$0.8887	$0.8865

September Quarter 2022 Distribution: 1.88 cents

Portfolio Performance

Inception: 12/7/2021	1 m	6 m	12 m	Since inception (p.a.)
Listed Property	+1.43%	-2.95%	-9.01%	-4.90%
A-REIT	+5.77%	-4.96%	-16.44%	-6.65%
G-REIT	+0.92%	-3.61%	-11.10%	-0.40%
Cash	0.23%	0.98%	1.05%	0.82%

The current Australian portfolio component consists of 21 stocks. Below are the top 5 holdings:

Symbol	Company	Sector	Current Weight
VCX	Vicinity Centres	Retail	8.43%
NSR	National Storage REIT	Storage	7.03%
CIP	Centuria Industrial	Industrial	6.82%
SCP	Shopping Centres Australasia	Retail	5.59%
SCG	Scentre Group	Retail	5.28%

Note: Portfolio returns are quoted net of fees. Returns shown for longer than 1 year (other than "Since inception (total)") are annualised. The information provided in this factsheet is intended for general use only. The information presented does not take into account the investment objectives, financial situation and advisory needs of any particular person nor does the information provided constitute investment advice. Under no circumstances should investments be based solely on the information herein. Please consider our Information Memorandum and Services Guide before investing in any of our products. Past performance is no guarantee of future returns. Returns displayed in this document are unaudited. For wholesale and sophisticated investors only. Cash refers to the return on the RBA cash rate. A-REIT refers to S&P/ASX200 REIT index. G-REIT refers to GPR 250 REIT World Index.

Listed Property

TAMIM Property Fund

PLD
BEI
PSA
1476.T
VICI
WELL
AVB
DLR
O
SPG

At 31 November 2022

Reitway Global Property Portfolio (AUD)

November injected much needed relief into markets as volatility settled and major indices continued to move up their ascending channels for most of the month before meeting resistance at the very end. The Portfolio delivered a return of 0.05% for the month compared to the benchmark delivering 0.92%. Global REITs slightly underperformed the general equity market which delivered a return of 2.17%.

The MSCI Europe Real Estate Index outperformed the MSCI US REIT index in USD terms by ~2%. The GPR 250 REIT World index produced a total return of 0.96%. US Data Center REITs were among the best performing sectors of the month on a real estate and equity basis—producing a 18.46% price return in USD, while self-storage was the worst performing REIT sector coming in at -9.44% in USD.

November saw more jumbo rate hikes from major economies the UK and US. The Fed raised the federal funds rate by 75 bps to 3.75%-4%, with the BOE following suit to a policy rate of 3%. US inflation data came in softer than expected: October m/m Core CPI increased by ~0.3%, translating into an annualized rate of 3.6%—well below the latest annual figure of 6.3%. US midterm elections saw the Republicans take the house, but no cigar in the senate—ending with a tepid victory much closer to the margins than originally suggested by the polls

Taiwan Semiconductor Manufacturing Company announced that it will be adding a second factory to its project in Phoenix, Arizona with an expected foreign direct investment of $12 billion. This came on the back of a $100m state funding announcement to enhance state infrastructure, human capital, and research—supplemented by Maricopa County Community College (the county in which Phoenix is situated) adding courses supportive to those who wish to work in the industry. Arizona's ambition to becoming the preeminent force in the US semiconductor industry is expected to drive state market fundamentals across the industrial and office sectors for years to come. In other industrial news, ***Rexford Industrial (REXR)*** credit rating was upgraded from BBB to BBB+ by Fitch Ratings while ***Prologis (PLD)*** got ranked second in the US for on-site solar generation by the Solar Energy Industries Association.

The office sector continues to come under pressure— its latest bane driven by en masse US tech layoffs. According to the website Layoffs.fyi, more than 50,000 workers in the US tech sector lost their jobs in November. Focus for office REITs continues to be on high quality, fully stabilised office properties with long-term credit leases. The biggest office transaction of November was a $350 million acquisition of a 1330 sixth avenue New York office by a joint venture led by Empire Capital Holdings.

November was a tempestuous month for China with spiking covid cases and social unrest dominating Chinese headlines. Protests broke out after the government pulled back its initial easing of covid restrictions when daily cases shot through the roof to eclipse the wave that brought Shanghai to a standstill earlier this year. The government yielded to the protests in the last week of November when it once again started pulling back restrictions. Chinese markets were volatile during this time but ended up ~10% higher than the start of the month.

REITs are expected to show a greater dispersion of intra asset class returns in 2023 than YTD. Hybrid companies (with offensive and defensive characteristics) are considered best for 2023 positioning in our global slowdown and shallow US recession base case. The next shoe to drop is earnings curtailment which REITs are generally less vulnerable to than equities owing to the contractual nature of their revenue streams.

The Tamim global property portion currently consists of 47 stocks. Below are the top 5 holdings:

Symbol	Company	Sector	Current Weight
PLD	Prologis	Industrial	8.39%
WELL	Welltower Inc.	Healthcare	3.84%
PSA	Public Storage	Storage	3.51%
VICI	Vici Properties	Gaming	3.44%
DLR	Digital Realty Trust	Data Centers	2.93%

We believe real estate fundamentals remain sound and remain steadfast in our belief that the asset class can post meaningful returns relative to stocks and bonds, even against a slower-growth, higherinflation backdrop, particularly as valuations remain attractive.