



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

## **ASX ANNOUNCEMENT**

14 October 2022

### **FPP NTA September 2022**

Please find attached the FPP NTA for September 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](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) announces its NTA pursuant to ASX Listing Rule 4.12i

### September 2022 Monthly NTA Announcement

Key Points:

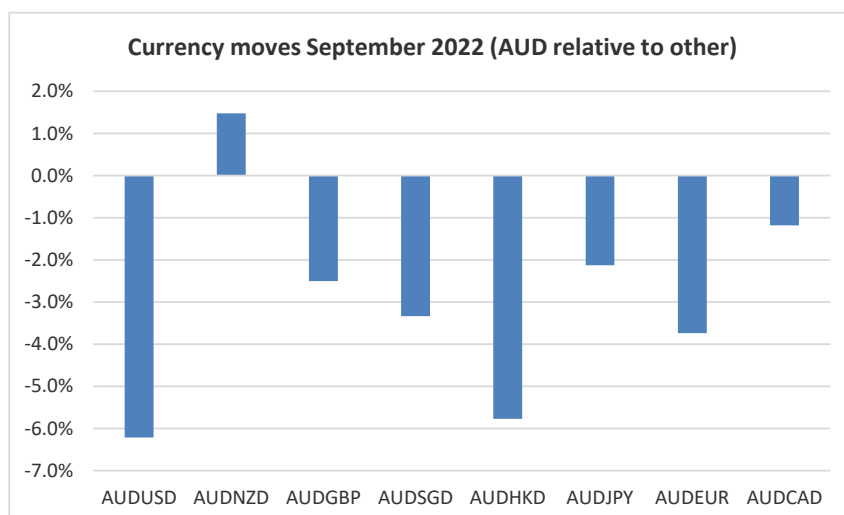
- **Fund NTA declined 7.27% during September, as global bond yields increased**
- **A major strengthening of the US dollar during the month impacted absolute and relative returns**
- **Global REITs in US\$ currency declined 10.1% in September**

Dear Unitholders,

September was another challenging month, with volatility in bonds driven by central bank responses to global inflation having the meaningful macro influence on equity market pricing. FPP remained close to fully invested and is well positioned for a base and recovery. Historically the current deep discounts to NTA and NAV at which REITs are trading is a strong indicator of upside opportunity as price and NTA mean revert over the medium term.

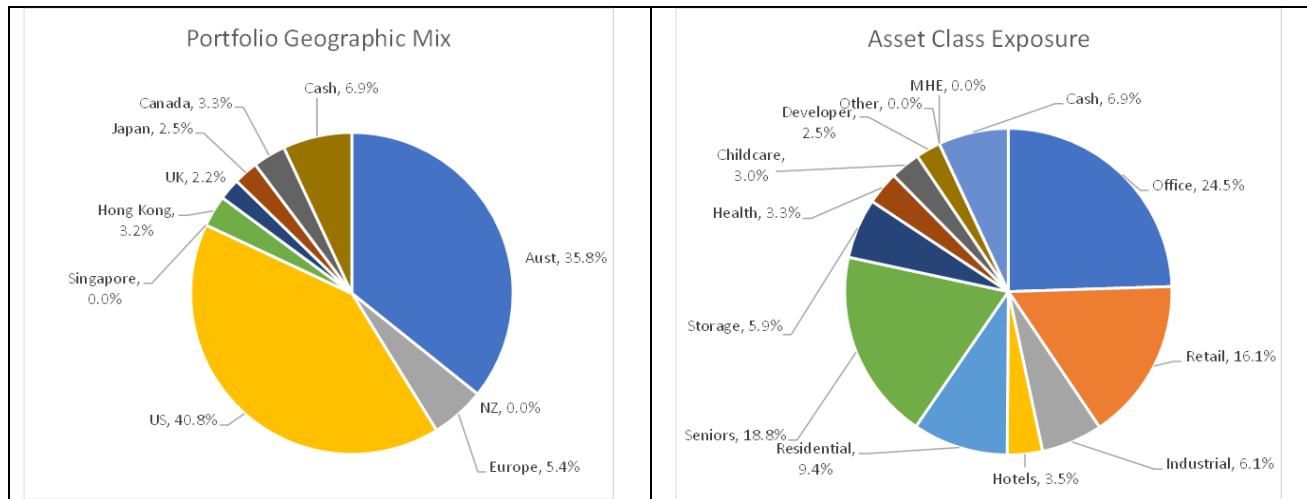
	31-Aug-22	30-Sep-22	Change
<b>Value per unit</b>	\$0.8899	\$0.8252	-7.27%

Currency moved significantly during September as global interest rates, and bond markets had a major impact on pricing of equity and REIT markets. The US dollar has been gaining ground against major currencies including the A\$, the Euro and the British pound. The A\$ weakened very meaningfully against the USD during September as shown below.



The Fund cash balance remained relatively unchanged at 6.9%

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

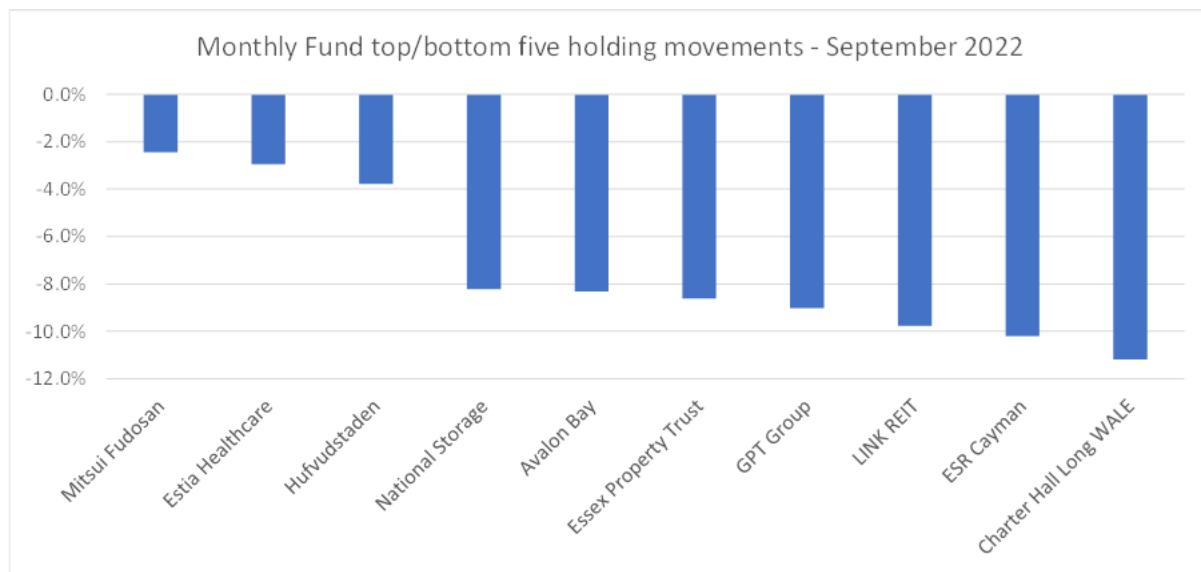


Top holdings in the Fund as at the end of September are summarised in the following chart.

Three REITs are around equal top weighting, all being US listed REITs and focussed on three different investment sectors being residential apartments (Essex), shopping centres (Simon Property), and healthcare (Ventas).



The best and worst contributors to return for the month of September are summarised in the following chart. All holdings declined in what was a month of significant sell off driven by higher bond yields. REITs have a historically high sensitivity to movements in bond yields.



## Outlook

The major moves in currencies, combined with the large bond pricing movements during September had a meaningful impact on macro sectors and meant investors had limited opportunity to focus on the more micro drivers of pricing in many instances. REIT share prices were volatile, driven by uncertainty around the global interest rate outlook and rising bond yields. We are yet to see evidence of a corresponding large decline in commercial real estate asset values. If this does not occur, history tells us that the REIT sector substantial discount to NTA will not prevail over the long term, and we believe this will lead to a reversion which would imply a meaningful REIT sector capital pricing rebound or recovery through 2023/24.

## Fat Prophets Global Property Fund

Fund Manager

Simon Wheatley

13 October 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.

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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.

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.