

## Specialist Property Fund

### Fund features

**Objective**

To provide a level of investment return that is reasonable when compared to both the long-term investment horizon of the Fund and the high level of investment risk.

**Asset allocation**

0% - 100% Cash and liquid securities  
0% - 100% Property-related securities

**Investment timeframe**

5 years

**Level of risk**

High

**APIR Code**

WPC0012AU

**ARSN**

115 121 563

**Applications and withdrawals**

Daily

**Unit prices**

Daily

**Distributions**

Quarterly

**Minimum investment**

Subject to investment platform

**Management costs**

1.01% p.a.<sup>1</sup>

**Buy-sell spread**

0.22%/0.22%

<sup>1</sup> Management Costs include net GST.

### About the Fund

The Fund is managed by Mosaic and primarily invests in property funds. The Fund utilises the investment management expertise of best-of-breed external investment managers selected by Mosaic.

By utilising a fund of funds approach to investing, the Fund offers:

- access to managers and strategies that the investor may be unable to access directly,
- access to a range of investments thereby diversifying the portfolio across different sectors and regions, and
- access to world class investment managers at a lower cost than directly available due to Mosaic's buying power and scale.

Mosaic performs due diligence on each investment in the Fund, meeting with the fund managers, analysing performance and portfolios, and examining each fund manager's own investment process, risk management and research systems. The fund is currently predominantly invested in the **Principal Global Property Securities Fund** and has an allocation to unlisted property through the **Lex Property Fund**.

### Why Principal Global Investors & Lex?

Principal Global Investors' philosophy is that the real estate securities market presents many securities with some level of mispricing but is rarely characterised by extreme mispricing. By utilising its specialist property securities team Principal seeks to find a range of mispriced securities with identifiable fundamental characteristics and performance catalysts.

Lex provides exposure to a single direct property occupied by an IKEA franchisee and an additional showroom, retail and office space adjacent to the IKEA store. With a yield around 9.3% and lower volatility than listed property securities, this fund combines well with Principal to assist in delivering favourable risk adjusted returns.

### Investor profile

The Fund may be suitable for investors:

- with an investment horizon of 5 or more years;
- with a high level of risk tolerance; and
- who are seeking a diversified portfolio of predominantly listed Australian and international real estate securities.

### Further information

If you require further information, Please contact us on **1800 002 217**, email us at [admin@mosaicpa.com.au](mailto:admin@mosaicpa.com.au) or visit our [website](#).

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