MDA Portfolio Model Profile

Focus Series

30 September 2026

PROPERTY SECURITIES PORTFOLIO

The Property Securities Portfolio invests in ASX-listed real estate companies. We focus on cash flow generation and growth, while emphasising sectoral themes that are likely to experience secular growth in the medium term.

The portfolio is benchmark aware, allocating to opportunities relative to benchmark weight based on conviction. To determine this, we analyse growth in cash flows, the balance sheet, and valuation.

Portfolio Overview

Oracle Property Securities Portfolio provides investors exposure to Australia's large and diverse property sector investing in a range of ASX-listed real estate investment trusts (REITs). It aims to achieve long-term capital growth and income.

It suits investors seeking to diversify their portfolio with exposure to Australian commercial property without the large capital investment required with direct property investment.

Portfolio Strategy

The portfolio invests into a range of sectors including healthcare, retail, commercial and industrial properties. The portfolio management team hand picks listed ETFs and ASX-listed securities that invest in and or are Manage Property Investments.

Key Information

Inception Date	**8 July 2025**
Universe	**ASX-listed real estate companies**
Benchmark	**S&P/ASX 300 Property Trust Accumulation Index**
Number of holdings	**17**
Management Fee	**0.65%**
Suggested Time Frame	**7+ years**
Format	**Managed Discretionary Account (MDA)**
Platform Availability	**HUB24**

Portfolio Management Team



Jack Magann
Portfolio Manager
M.Com (ApplFin)
5+ years investing experience



Luke Durbin
Head of Australian Equities
B.Bus, M.IntBus
10+ years investing experience



Peter Durbin
Consulatant
B.Com
38+ years investing experience

Portfolio Characteristics Compared to Benchmark

Indicator	Portfolio	Benchmark
Historical - FFO growth - 3 years	7.9%	5.5%
Forward - FFO Growth	7.0%	5.6%
Price/FFO Forward - 1 year	14.8	14.9
PEG Ratio (Median)	1.921	2.146
Dividend Yield	5.3%	6.0%
Return on Equity (Median)	11.5%	9.3%
Return on Invested Capital (Median)	7.2%	6.0%
Operating Margin (Median)	68.6%	69.1%
Gearing (Debt/Equity)	43.80%	45.50%
Beta	0.95	0.96

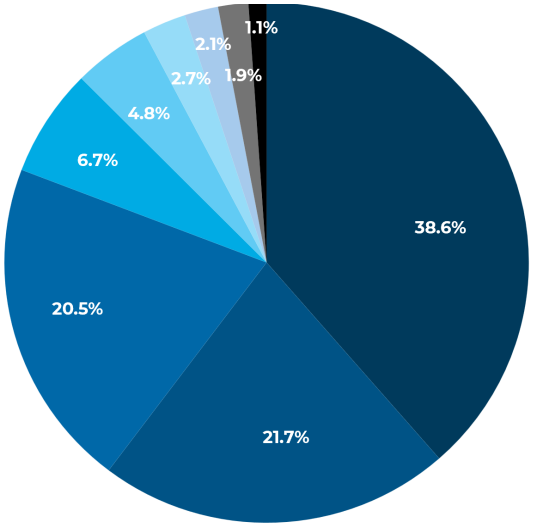
Source: Bloomberg

PROPERTY SECURITIES PORTFOLIO

Top 5 Largest Holdings

	% of Portfolio
Goodman Group	38.58%
Scentre Group	13.00%
Charter Hall Group	7.71%
Vicinity Centres	6.56%
GPT Group	5.64%

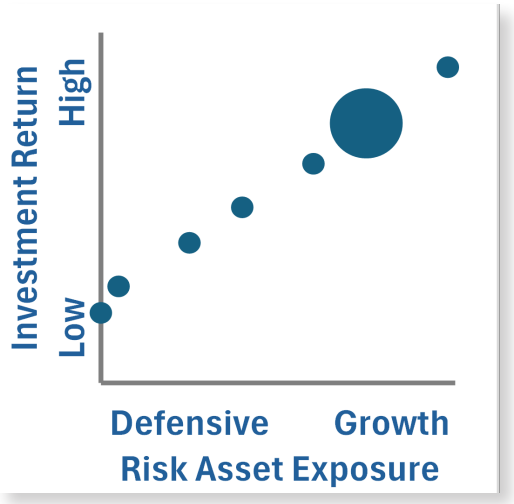
Portfolio Sectors



- Industrial REITs
- Retail REITs
- Diversified REITs
- Real Estate Development
- Other Specialised REITs
- Multi-Family Residential REITs
- Self-Storage REITs
- Real Estate Operating Companies
- Cash

Risk Profile

The portfolio suits investors that are comfortable accepting a higher level of volatility with lower liquidity requirements for potential higher returns. A growth investor will typically not require a high level of income but the portfolio maintains a modest weighting to interest bearing investments.



MDA Portfolio Model Risks

General risks associated with our MDA Service

- No prior reference to you: we will manage your portfolio on your behalf, at our discretion. We will make decisions to acquire or dispose of portfolio assets within the parameters of your Investment Program but without reference to you.
- Your reliance: you will rely on our skills, competence and ability to successfully manage your portfolio. Your lack of day to-day control over your portfolio and your reliance on our expertise is a risk associated with this type of service.
- Operational risk: we have a wide discretion under the agreement to make all investment decisions on your behalf. Our operating systems and our service providers may fail or inappropriately record your investments. This is a risk associated with this type of service.
- Tax: Because tax affects investors differently we give not evaluate let alone ensure that the investment decisions will produce the optimal tax outcome for each individual. We make the investment decisions based on the merits of the investments and consequently this may result in adverse tax outcome.

Risks that arise from Investing:

- Liquidity risk: this risk is that you cannot sell your investments when required.
- Inflation risk: purchasing power of your capital declines over longer time periods as a result of inflation and can have adverse impacts on the lifestyle outcome from your investments
- Tax: variation to tax law and regulation could materially affect the value of the portfolio and existing investment strategy.
- Credit risk: this is the risk that an institution holding your capital (e.g. debenture issuer) may fail to pay interest or return your capital. Alternatively, an investment may fail resulting in a loss of capital.
- Currency risk: the possibility that investments held in other countries may rise or fall in value as a result of movements in international exchange rates against the Australian dollar.
- Economic and political risk: these risks relate to the changes in inflation, interest rates etc and those risks caused by changes in government, their policies and legislation.
- Market risk and volatility: the concept of volatility means that investment values can move both up and down.
- Investment risk: the risk that the investment will not give you the returns you hoped for or that you will lose money. No level of return or performance is promised by Oracle IM.

ABOUT INVESTMENT MANAGEMENT

Investment Management was established in 2012 to provide innovative investment solutions to individuals, families, and superannuation funds looking to grow their wealth. Investment Management specialises in the management of equity and fixed interest securities and offers a range of portfolios and structures to cater to investors of all stages of life including Australian shares, global shares, fixed interest, and multi-asset managed funds.

Investment Management seeks to invest in high quality, growing businesses trading at attractive valuations with a view to hold these for long periods of time, thus enabling them to compound over many years. We encourage our investors to take the same approach.