

## Pendal Monthly Factsheet

### Pendal Australian Listed Property Portfolio (the Portfolio)

June 2025

#### Market review

AREITs continued their recovery through June, to close +1.4% outperforming the broader market by 40bp.

The performance was driven by lower bond yields with the 10-year yield down 10bp to 4.16%, and -40bp since the May peak of 4.53%.

Bond yields were assisted by a slightly lower CPI reading of 2.1% vs more -30bp from the previous month and slightly softer retail sales data, +20bp for the month.

Fixed income markets are pricing 3 further 25bp rate cuts with a terminal rate of 3% by end 2025.

Globally REITs were +1.1% for the month (USD terms) led by Hong Kong (+7.3%) with the US REIT sector lagging (-0.6%).

The best performing REITs over the month were Charter Hall Group (+7.5%) with fund managers most sensitive to falling bond yields as well as benefiting from an increase in commercial transactions, with Centuria Capital (+5.3%) also benefiting. Goodman Group (+4.5%) was also strong benefiting from a rally in AI related stocks.

Underperformers include Ingenia Group (-4.4%) possibly used to fund into the new GemLife land lease REIT, Region Group (-4.2%) impacted by a rotation towards growth REITs as well as Waypoint REIT (-3.8%).

BWP Trust proposed a management internalization during the month, which if approved would see it buy the management rights of the Trust from Wesfarmers for \$143M (3.9% of FUM). National Storage REIT also increased their stake in Abacus Storage REIT to 7.2%, as well as settling a second tranche of development assets with JV partner GIC (proceeds of \$140M). Dexs valuations increased 0.4% with office values +0.3%, HomeCo Daily Needs REIT valuations were +1.7% and Region Group valuations were +1.6%. HMC Capital also nominated to take its management fee in DigiCo REIT in scrip at the IPO price (\$5.00), rather than VWAP.

Employment decreased by 2.5k over the month, although the unemployment rate was flat at 4.1% as the participation rate fell 10bp to 67%.

#### Portfolio overview

<b>Investment strategy</b>	Pendal employs a bottom up, fundamental approach to build a diversified portfolio of Australian listed property shares.
<b>Investment objective</b>	To deliver outperformance relative to the benchmark after fees over a rolling three year period.
<b>Benchmark</b>	S&P/ASX 300 A-REIT (Sector) (TR)
<b>Number of stocks</b>	8 - 15 (13 as at 30 June 2025)
<b>Sector limits</b>	Australian Property 90 - 98%, Cash 2 - 10%
<b>Dividend yield</b>	3.10% <sup>#</sup>

#### Top 10 holdings

Code	Name	Weight
GMG	Goodman Group	38.50%
SCG	Scentre Group	13.34%
SGP	Stockland	9.52%
CHC	Charter Hall Group	7.88%
GPT	GPT Group	6.73%
VCX	Vicinity Centres	5.01%
DXS	Dexus	3.39%
MGR	Mirvac Group	2.85%
HDN	HomeCo Daily Needs REIT	2.68%
WPR	Waypoint REIT Ltd.	2.29%

Source: Pendal as at 30 June 2025.

#### Top 5 overweights versus S&P/ASX 300 A-REIT

Code	Name	Weight
SCG	Scentre Group	2.80%
CHC	Charter Hall Group	2.72%
SGP	Stockland	2.21%
GPT	GPT Group	1.46%
HDN	HomeCo Daily Needs REIT	1.40%

Source: Pendal as at 30 June 2025.

#### Top 5 underweights versus S&P/ASX 300 A-REIT

Code	Name	Weight
MGR	Mirvac Group	-2.09%
NSR	National Storage REIT (not held)	-1.82%
CLW	Charter Hall Long WALE REIT (not held)	-1.52%
RGN	Region Group (not held)	-1.45%
BWP	BWP Trust (not held)	-1.11%

Source: Pendal as at 30 June 2025.

<sup>#</sup> The Portfolio's dividend yield represents the weighted average 12-month forward-looking dividend yield of the Portfolio's holdings (excluding cash), as at the date of this factsheet. Each individual security's dividend yield is calculated using market consensus forecast data, collated by Pendal, for dividend per share (DPS) before tax and franking credits, and divided by the closing market price of the security as at the date of this factsheet. The Portfolio dividend yield is therefore only an estimate and predictive in nature. It does not reflect the actual dividend yield of the Portfolio which will be affected by market movements in the price of the individual securities, the returns on other assets such as cash holdings and variances of an individual security's actual dividends from the forecasted DPS.

## Performance

	1 month	3 month	6 month	1 year	3 year (p.a.)	5 year (p.a.)	Since inception (p.a.)*
Pendal Australian LPT	1.87%	13.52%	7.14%	15.94%	15.72%	13.88%	9.01%
S&P/ASX 300 A-REIT (Sector) (TR)	1.68%	13.40%	5.98%	13.75%	14.82%	12.47%	7.87%
<b>Active return</b>	<b>0.19%</b>	<b>0.12%</b>	<b>1.16%</b>	<b>2.19%</b>	<b>0.90%</b>	<b>1.42%</b>	<b>1.13%</b>

Source: Pendal as at 30 June 2025.

\*Since Inception - 17 March 2015.

Performance returns track the value of a notional portfolio and are calculated pre-fee. The performance information shown may differ from the performance of an individual investor's portfolio due to differences in portfolio construction or fees. Investors should contact their platform provider for applicable fee rates. Past performance is not a reliable indicator of future performance.

### Top 5 contributors - monthly

Code	Name	Value Added
CHC	Charter Hall Group	0.14%
<i>MGR</i>	<i>Mirvac Group</i>	<i>0.10%</i>
<i>RGN</i>	<i>Region Group (not held)</i>	<i>0.09%</i>
<i>HCW</i>	<i>HealthCo Healthcare &amp; Wellness REIT (not held)</i>	<i>0.04%</i>
<i>DXS</i>	<i>Dexus</i>	<i>0.03%</i>

Source: Pendal as at 30 June 2025.

Underweight positions are in *italics*.

### Top 5 contributors - 1 year

Code	Name	Value Added
CHC	Charter Hall Group	1.14%
SGP	Stockland	0.64%
<i>GMG</i>	<i>Goodman Group</i>	<i>0.62%</i>
<i>DXS</i>	<i>Dexus</i>	<i>0.34%</i>
<i>HCW</i>	<i>HealthCo Healthcare &amp; Wellness REIT (not held)</i>	<i>0.12%</i>

Source: Pendal as at 30 June 2025.

Underweight positions are in *italics*.

### Top 5 detractors - monthly

Code	Name	Value Added
SCG	Scentre Group	-0.14%
WPR	Waypoint REIT Ltd.	-0.08%
HDN	HomeCo Daily Needs REIT	-0.02%
<i>CNI</i>	<i>Centuria Capital Group (not held)</i>	<i>-0.02%</i>
<i>GMG</i>	<i>Goodman Group</i>	<i>-0.02%</i>

Source: Pendal as at 30 June 2025.

Underweight positions are in *italics*.

### Top 5 detractors - 1 year

Code	Name	Value Added
<i>CLW</i>	<i>Charter Hall Long WALE REIT (not held)</i>	<i>-0.28%</i>
<i>MGR</i>	<i>Mirvac Group</i>	<i>-0.18%</i>
<i>INA</i>	<i>Ingenia Communities Group</i>	<i>-0.17%</i>
ARF	Arena REIT	-0.16%
<i>ASK</i>	<i>Abacus Storage King (not held)</i>	<i>-0.10%</i>

Source: Pendal as at 30 June 2025.

Underweight positions are in *italics*.

## Strategy performance and outlook

The Portfolio model finished slightly ahead of the index in June. Overweights in Charter Hall Group (CHC) and GPT Group (GPT) helped, as did the underweight in Mirvac (MGR). Overweights in Scentre Group (GCG) and Waypoint (WPR) detracted.

The AREIT sector is priced at an FY25 dividend yield of 3.4%, a 76bp discount to 10-year bonds and forward PE of 18.5x. AREITs have are now trading in line with the All-Industrials PE, in line with their long-term average. We are expecting AREIT earnings to recover in FY26, assisted by top-line growth and falling/stable funding costs. Gearing levels across the sector sit at 29% and most REITs have lengthened and diversified their debt sources. As such we expect the AREIT sector to be more resilient than in previous asset cycles.

## New stocks added and/or stocks sold to zero during the month

No new stocks added or sold to zero during the month.

For more information contact your  
key account manager or visit [pendalgroup.com](https://pendalgroup.com)

**PENDAL**

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Performance figures are shown gross of fees and are calculated by tracking the value of the notional portfolio. Past performance is not a reliable indicator of future performance.

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