

Alpha Property Securities - Snapshot

Morningstar Category: Australia OE Equity Australia Real Estate
 Inception Date: 2/04/2007

Fund and Market Commentary

The ASX200 Listed Property Index fell 2.78% during August while the Alpha Property Securities Fund outperformed the Benchmark by 0.76%. Over longer periods, the Fund's performance remains competitive to the benchmark.

CoreLogic RP Data reported the Daily Home Value Index rose this month with the 5 city aggregate up by 1.08%. The biggest gains were in Darwin and Canberra at 4.07% and 2.77% respectively, while Adelaide declined by 0.96%. The Property Council of Australia has reported that the CBD office vacancy rates were down from 0.1% to 10.5% over the last six months, while net stock of 150,000 square meters will be added in the second half of the year.

The Australian Bureau of Statistics (ABS) reported retail turnover grew by 0.1% month on month, bringing the total annualised increase to 2.7%. ABS building approvals also rose 0.2% month on month while housing finance approvals fell 0.1% month on month. The Reserve Bank of Australia (RBA) decided to lower the cash rate by 0.25% to a new record low of 1.50% during its meeting on the 2nd of August. This will provide a stimulatory factor for property in the near-term.

In the current environment, the Fund continues to be positioned towards stocks that offer stable and recurring high quality income streams, with a focus on high quality assets, robust underlying fundamentals and strong capital structures. In structuring the Fund, Alpha Fund Managers seek to select managers demonstrating a proven track record in managing risk and generating long-term outperformance.

Top Ten Holdings - August 2016

Stock Name	Sector
Scentre Group	Real Estate
Westfield Group	Real Estate
Stockland Corporation Limited	Real Estate
GPT Group	Real Estate
Mirvac Group	Real Estate
Goodman Group	Real Estate
Dexus Property Group	Real Estate
Vicinity Centres	Real Estate
Investa Office Fund	Real Estate
Charter Hall Retail REIT	Real Estate

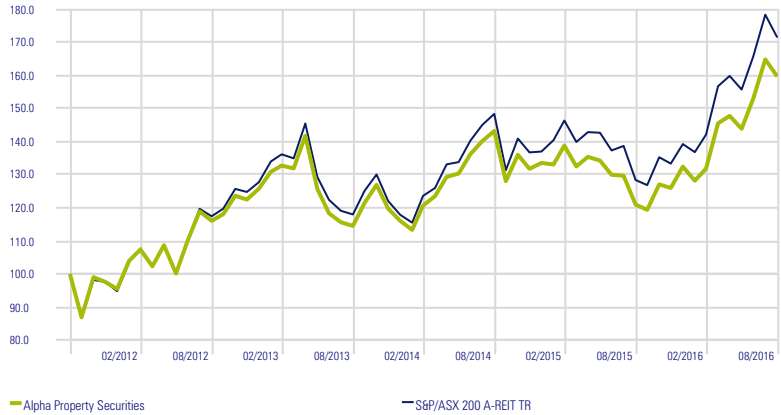
Risk Matrix

Time Period: 1/09/2011 to 31/08/2016

	Alpha Property Securities	S&P/ASX A-REIT
Alpha	-1.69	0.00
Std Dev	10.67	11.68
Sharpe Ratio	0.48	0.55
Sortino Ratio	0.72	0.82

Investment Growth (net of fees) versus Benchmark

Time Period: 1/09/2011 to 31/08/2016

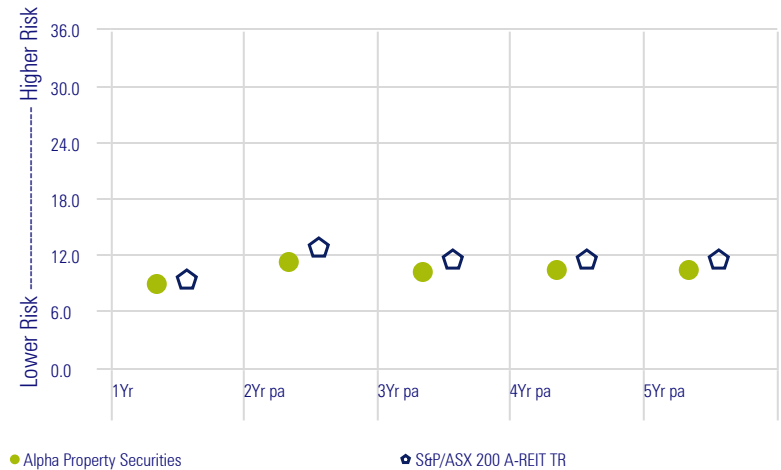


Returns (net of fees) versus Benchmark

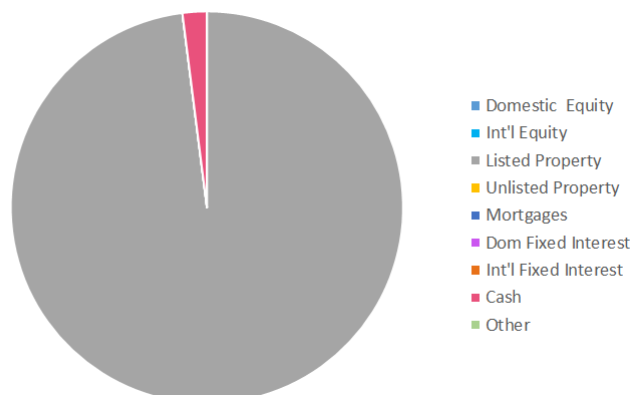
As of Date: 31/08/2016

	Month	Quarter	6 Mth	1Yr	2Yr pa	3Yr pa	4Yr pa	5Yr pa
Alpha Property Securities	-2.02	6.97	15.10	24.51	17.80	18.21	17.27	17.86
S&P/ASX 200 A-REIT TR	-2.78	6.12	14.64	25.92	19.91	19.85	19.02	19.55

Risk (i.e. Volatility of Returns) versus Benchmark



Asset Allocation



Investment Objective

The Alpha Property Securities Fund invests in listed property securities that derive the bulk of their income from property rental, with a focus on greater diversification and liquidity in comparison to direct property. The fund can invest in both global and Australian markets.

Alpha Fund Managers seek to outperform the benchmark by the blending of a small number of high-conviction investment managers, each with a different investment process, in a complementary manner so as to produce consistent outperformance with similar or less risk than the benchmark.

Fund Style: Actively Managed Diversified Listed Property Securities Portfolio

Current Manager Line-up

SG Hiscock & Company (SGH) is a boutique investment manager that specialises in listed property securities and Australian equities. The SGH Australian Real Estate Strategy seeks to invest in property securities that deliver a higher yield than the S&P/ASX 300 A-REIT Index.

Manager Style: Active High Conviction with Focus on High Quality Income Properties

BT Investment Management (BTIM) combines the benefits of a strong institutional foundation and a performance-focused culture with a 'multi-boutique' specialist investment approach. This approach firmly positions BTIM to achieve outstanding risk-adjusted returns for their investors. With \$46.6 billion (as at 30 September 2012) in Funds Under Management, BTIM is one of Australia's premier fund managers. BTIM offers institutional, adviser and retail clients access to a broad range of specialist investment strategies and customised products across the full range of asset classes including equities, property, fixed interest, income and cash.

Manager Style: Active Core with Focus on High Quality Properties

About Alpha Fund Managers

Alpha Fund Managers' investment philosophy is based on the premise that there are particular investment managers that have the ability to consistently generate "alpha" over the medium to long-term, and through all financial market cycles irrespective of any style bias (growth vs. value, large cap vs. small cap, etc.). "Alpha" in this context is defined as an investment manager's unique ability to select a portfolio of securities that differs from and outperforms its benchmark on a risk-adjusted basis. In other words, it is an investment manager's ability to beat the index. Alpha Fund Managers' investment process is based on a balanced approach to quantitative and qualitative research and analysis techniques to assess and select the underlying investment managers in each Alpha Fund Series fund. Alpha Fund Managers seek to add value by selecting investment managers who demonstrate a high-level of investment conviction, unique investment processes and a proven record in managing risk and generating long-term "alpha" over full market cycles. Alpha Fund Managers then blend these managers to create portfolios that can achieve consistent, absolute and relative performances, irrespective of where we are in the market cycle.

Investment Details

APIR Code	ETL0095AU
Ticker	15580
Net Assets (\$Mil)	29
Month End Price Date	31/08/2016
Month End Price	0.4037

Purchase Information

Minimum initial Investment	\$25,000
Minimum Balance	\$25,000
Minimum Additional Investment/Withdrawal	\$10,000
Buy-sell Spread	0.33%
Income Distribution	Quarterly
Valuation/Unit Pricing	Daily
Management Fee	1.286%
Performance Fee	Applicable - refer to PDS on Website

Manager Info

Alpha Fund Managers Pty Ltd
Ph: 07 5458 9400
Fax: 07 5443 1995
Email: enquiry@alphafundmanagers.com.au
Website: <http://www.alphafundmanagers.com.au>
Suite 1117, Level 11
1 Queens Road, Melbourne
Victoria 3004

General Advice Warning and Disclosure

This document was prepared by Alpha Fund Managers Pty Limited (Alpha)(ABN 37 124 085 883) Corporate Authorised Representative of Infocus Securities Australia Pty Ltd (ABN 47 097 797 049) AFSL No 236523 as Investment Manager of the Alpha Property Securities Fund. This information is general advice only. It is not intended to take the place of professional advice and you should not take action on specific issues in reliance on this information. In preparing this information, we did not take into account the investment objectives, financial situation or particular needs of any particular person. You should consider the appropriateness of this information with regards to your objectives, financial situation and needs. We encourage you to read the Fund's product disclosure statement in full before making an investment decision. Past performance is not indicative of future performance.