

FUND FACT SHEET

The **Newgate Real Estate and Infrastructure Fund** takes long and short positions in listed securities exposed to assets such as office and industrial real estate, residential development, retail shopping centres, healthcare, airports, ports, toll roads, rail and utilities

QUARTERLY PERFORMANCE - FINANCIAL YEAR 2019

	SEPTEMBER QTR	DECEMBER QTR	MARCH QTR	JUNE QTR	Total FY Return
FY19	-2.1%	-	-	-	-2.1%

INVESTMENT OBJECTIVE

To generate returns of between 10-12% per annum over three to five year periods with target portfolio volatility of less than 10%

Our goal of 10-12% per annum net of fees is generated by tactically selecting office, retail, industrial and diversified infrastructure assets predominately within the domestic economy. Our team combines superior trading skills and detailed fundamental analysis to deliver consistent returns uncorrelated to the index.

INVESTMENT PROCESS

Our investment process comprises three key components, each of which ensures a disciplined approach in the pursuit of consistent and strong returns.

Research: Based on fundamentals, our research starts with an assessment of the cash generating ability of the asset base in concert with a focus on its capital and corporate structure. We analyse the underlying asset quality, human capital, income, macro-economic risk, liquidity and diversification

Valuation: We utilise Net Asset Valuation (NAV) and Free Cash Flow (FCF) yield valuation methodologies to highlight mispriced securities and sectors.

Portfolio Construction: Portfolio positions are set by incorporating valuation, market momentum, liquidity and volatility.

THIS FUND IS AVAILABLE TO WHOLESALE INVESTORS AND RETAIL CLIENTS OF FINANCIAL ADVISOR GROUPS

FUND PERFORMANCE AS AT 30 SEPTEMBER 2018

TIME PERIOD	RETURN (NET)
3 month return	-2.1%
12 month return	9.8%
3 year return	9.4% p.a
5 year return	10.9% p.a
Since Inception (p.a)	11.9% p.a
Observed Volatility	9.0%

*Inception 1 July 2013. Past performance is not necessarily indicative of future performance. Investments can go up and down.

FUND TERMS	30 SEPTEMBER 2018
Liquidity and Pricing:	Daily
Redemption Unit Price	\$1.20
Fees:	1.5% base fee + 20% performance fee above RBA 3 year bond + 2%
Minimum investment	\$25,000
Min additional app/red	\$10,000
Maximum position:	Long 15%, short 10%
Maximum exposure	Gross 300%, net 150%
Platform availability	MLC Premium Choice, Powerwrap
APIR code	ETL2760AU
Morningstar Ticker	43028

Source: Newgate Investment Management



FUND PROFILE

Fund inception	1 July 2013
Fund Manager	Tim Hannon
Responsible Entity	Equity Trustees Limited AFSL 240975
Prime Broker	Macquarie Bank
Administrator & Custodian	Mainstream Fund Services
Auditors and Tax	PricewaterhouseCoopers
Legal	DLA Piper, CNM Legal
Regulator	ASIC

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Disclosure of Interest: Newgate Investment Management Pty Ltd, Newgate Capital Partners Pty Ltd and its associates may hold shares in the companies recommended.

The individual fund performance figures are based on an investment in the Fund's June 2013 Series made on July 1st, 2013, the date of the Funds' inception. The performance numbers are based on the net asset value of the Fund and are calculated net of management fees, brokerage commissions, administrative expenses, and accrued performance allocation, if any, and include the reinvestment of all dividends, interest, new issue income or loss, and capital gains.

The Firm and the Fund have a limited operating history. This report is not an offer to buy or sell any security. Offering by private Information Memorandum only.

Investing in hedge funds such as the Newgate Real Estate and Infrastructure Fund is risky and investors are exposed to capital loss. Investors should review the PDS for the Fund, which contains a complete description of the investment program and its risks, in its entirety before investing.

The Fund invests in listed securities, which can be volatile and subject to market factors beyond the control of the manager.

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Volatility is calculated by using the annualised standard deviation of monthly returns since inception of Newgate Real Estate and Infrastructure Fund. Standard deviation measures the distribution of returns around the mean return. Low standard deviations reflect low variation in monthly results; higher variability is usually interpreted as higher risk. Standard deviations are based on monthly results, and then annualised.

The Sharpe Ratio is the ratio of "excess return" to volatility. Excess return is defined as the annualised rate of return less the risk-free rate, using monthly returns since inception. The volatility measure is the annualised standard deviation of monthly excess returns since inception.

Any investment in the Funds is speculative and involves substantial risk, including the risk of losing all or substantially all such investment. No representation is made that the Funds will or are likely to achieve their objective, that any investor will or is likely to achieve results comparable to the estimated performance shown, will make any profit at all or will be able to avoid incurring substantial losses.

Past performance is not necessarily indicative of future results. Comparisons of the performance of actively managed accounts such as the Funds with passive securities indices involved material inherent limitations.

Performance estimates are presented only as of the date referenced above and may have changed materially since such date.

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