

### MANAGER COMMENTARY

In July, the Bond markets in the UK and the US were generally positive, with the yields in the 2 and the 10-year yields ending the month lower. However, it was a roller coaster ride. In the UK, the 2-year gilts started the month on a yield of 5.343%\* and peaked at 5.56%\*. It ended the month at 4.936%\*. In the US, the yield reduction was more muted, with the 2-year Treasury yields ending the month less than ten bps lower at 4.874%\*. In contrast, the index of the top 500 companies in the US was the best-performing equity index in the developed markets, with a gain of 2.99%\*, followed closely by the UK all-stocks index of 2.45%\*. Sterling had a good month too, rising by 1.15%\*, and ended the month at \$1.2837\* \*Source: Updata Analytics Pro, 03/07/2023 to 31/07/2023

July was a positive month for the Fund, with a return of 1.47%\*. This return is very much in line with expectations when considering the return from the IA's Property other sector of 2.33%\* and UK Direct Property of 0.07%\*. During the month, your managers reduced the Fund's exposure to T M Home investor and Schroder Global Cities by 1% each. Along with the cash in the Fund, two new positions were opened by investments in the PRS and Life Sciences REIT. PRS are landlords to some 5000 residential properties throughout the UK, with an excellent rental collection record. However, this stock has been sold indiscriminately to such a level that the current share price is at an all-time high discount to the company's net asset value with an income stream of circa 6%. As such, it provides an ideal entry price from a valuation point of view. Life Sciences REIT are landlords to companies that intend to, or operate in, Life Sciences. They acquire and develop properties such as wet and dry laboratories, offices, incubators, etc. The premises are typically let on a long lease with healthy initial rental yields. This stock has also suffered the same fate as PRS and has been purchased for the same valuation arguments. \*Source: FE Fund info, 03/07/2023 to 31/07/2023

### HOLDINGS AS AT 31/07/2023

|  | TOTAL         |
|--|---------------|
| <b>BRICKS AND MORTAR FUNDS</b>           | <b>42.94%</b> |
| L&G Property                             | 11.63%        |
| ASI Global Real Estate                   | 9.98%         |
| TM Home Investor                         | 8.16%         |
| TIME Social Long Income                  | 7.00%         |
| TIME Commercial Long Income              | 6.17%         |
| <b>REIT FUNDS</b>                        | <b>29.88%</b> |
| Schroder Global Cities                   | 12.59%        |
| First Sentier Global Property Fund       | 11.35%        |
| Premier Miton Pan Europe Property Share  | 3.62%         |
| Janus Henderson Global Property Equities | 2.32%         |
| <b>LISTED SECURITIES</b>                 | <b>21.50%</b> |
| Empiric Student Property                 | 3.03%         |
| TR Property Trust                        | 2.97%         |
| LXI REIT                                 | 2.72%         |
| Tritax Eurobox                           | 2.64%         |
| Schroder Real Estate Investment Trust    | 2.37%         |
| Supermarket Income REIT                  | 2.33%         |
| Residential Secure income                | 1.98%         |
| PRS Reit                                 | 1.98%         |
| Life Science Reit                        | 1.48%         |
| iShares £ Ultrashort Bond UCITS ETF      | 3.48%         |
| <b>CASH</b>                              | <b>2.16%</b>  |

### OBJECTIVE

The objective of the fund is to provide income and capital growth over the medium to long term, from investing in a diversified range of property assets including bricks and mortar property funds, REIT funds and listed property securities. The maximum exposure to collective investment schemes that invest directly in property will be 50%. Direct investment includes funds that invest more than 70% of their assets directly in immovable properties.

### PERFORMANCE

|                      | 3m          | 6m          | 1yr         | 3yr         | Since inception |
|----------------------|-------------|-------------|-------------|-------------|-----------------|
| Fund (B Acc)         | 0.31%       | -3.35%      | -11.18%     |             | 1.77%           |
| Comparator benchmark | -0.82%      | -6.72%      | -14.34%     | 3.04%       | 3.30%           |
|                      | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>2018</b>     |
| Fund (B Acc)         | -13.02%     |             |             |             |                 |
| Comparator benchmark | -19.01%     |             |             |             |                 |

Source: FE Analytics, all data to 31/07/2023. All figures are in GBP terms.

### KEY FACTS

**Authorised Corporate Director (ACD):** Margetts Fund Management Ltd  
**Investment Adviser:** Beckett Asset Management Ltd  
**Managers:** Samantha Owen, Tony Yousefian, Elliot Basford  
**Comparator benchmark:** IA Property Other  
**Valuation point:** 8.30am  
**Launch date:** 11 January 2021  
**Yield B Acc:** 2.61%  
**Prospective Yield†:** 4.58%  
**Distribution payment dates:** 30 April, 31 July, 31 October, 31 January  
**Ongoing Charges Figure B Acc:** 1.22%  
**Fund size as at 31/07/2023:** £71.20m

### RISK WARNINGS AND IMPORTANT INFORMATION

Risk factors should be taken into account and understood, including (but not limited to) currency movements, market risk, liquidity risk, concentration risk, lack of certainty risk, inflation risk, performance risk, local market risk and credit risk. Past performance is no guarantee of future performance. The value of an investment and the income from it can fall as well as rise and investors may get back less than they invested. The information on this factsheet is intended to provide information only and should not be interpreted as advice. Current fund prices and the latest copy of the prospectus and Key Investor Information Documents can be found at [Margetts.com](http://Margetts.com). Margetts Fund Management Ltd is the operator of the fund. This document is issued and approved by Beckett Asset Management Ltd. The opinions stated are those of Beckett Asset Management Ltd, which is authorised and regulated by the Financial Conduct Authority.

†Prospective yield is not guaranteed and does not include deductions for expenses, equalisation, or tax. It is calculated using the holdings' expected distributions over the next 12 months (data as at 30 June 2023). Any variation in the actual amounts paid will impact the total yield. This impact could be positive or negative.