

MANAGER COMMENTARY

The rally that began in Spring 2020 is looking long in the tooth and, with the quarter ending, September weighed on returns as we saw a red month for many asset classes. September was a month to forget for the White House too. Squabbles threatened to foil the President's agenda along with health fears which sent stocks into a nosedive. We expect decisions made by law-makers in the coming weeks and months to carry significant impact into 2022 and beyond as key policy changes are implemented and digested by markets. We could see a reigning in of dominant technology platforms and increasing broader antitrust/market concentration scrutiny leading into the 2022 midterm elections.

September proved to be a more difficult time for the fund which ended the month with a negative 2.37% versus the IA's 'UK Property' sector return of positive 0.62% and 'UK Property Other' of negative 4.21%. However, in contrast, the fund has performed very much as expected against the two sector averages alluded to before. During the month, the fund's losses in REITS were mitigated by its exposure to open ended bricks and mortar funds. In this asset class the star performer was Legal & general with a return of 1.4%.

HOLDINGS AS AT 30/09/2021

BRICKS AND MORTAR FUNDS

L&G Property	14.1%
TM Home Investor	10.1%
ASI Global Real Estate	10.0%
TIME Social Long Income	7.5%
TIME Commercial Long Income	7.5%

REIT FUNDS

Schroder Global Cities	11.7%
Premier Miton Pan Europe Property Share	11.5%

LISTED SECURITIES

Tritax Eurobox	4.0%
TR Property Trust	3.5%
LXI REIT	3.3%
Empiric Student Property	2.8%
Supermarket Income REIT Plc	2.5%
Schroder Real Estate Investment Trust	2.3%
Residential Secure income	2.1%
Civitas Social Housing	1.4%

CASH	5.5%
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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

The fund has less than a 1 year track record so no past performance is provided. The IA (Investment Association) Property Other Sector is used as the comparator. This is considered appropriate for investors to use when comparing performance as the strategy results in the fund meeting the definition of this sector.

KEY FACTS

Authorised Corporate Director (ACD): Margetts Fund Management Ltd
Investment Adviser: Beckett Asset Management Ltd
Managers: Samantha Owen, Tony Yousefian, Elliot Basford
IA sector: IA Property Other
Valuation point: 8.30am
Fund launch date: 11 January 2021
Yield: TBC
Distribution frequency: Quarterly
Distribution payment dates: 30 April, 31 July, 31 October, 31 January
Ongoing Charges Figure (OCF) B ACC: 0.78%
Fund size as at 30.09.2021: £61.75m

RISK WARNINGS AND IMPORTANT INFORMATION

Investments in property carry specific risks due to the inherently illiquid nature of this sector. Although the fund provides daily dealing, there may be times when the fund experiences a high level of redemption requests, or the valuation of properties becomes uncertain. In these situations, it is the role of the ACD and depositary to treat investors fairly, which may delay investors being able to make redemptions requests or receiving proceeds from their redemptions. 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. 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. 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. 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.