

# FOUR QUADRANT DYNAMIC ALLOCATION FUND

Monthly Factsheet – 31 August 2023

NAV\*: 99.478

## Investment Manager

Aditum Investment Management Limited

## Sub-Advisor

Principal Real Estate Investors LLC ("Principal Real Estate"), Principal Global Investors (Europe) Ltd ("PGIE"), Principal Global Investors (Australia) Ltd ("PGIA") and Principal Global Investor (Singapore) Limited ("PGIS") as the Sub-Investment Advisors. Principal Real Estate is a trade name of Principal Real Estate Investors, LLC, an affiliate of Principal Global Investors. The real estate capabilities of Principal Real Estate span the spectrum of public and private equity and debt investment alternatives

## Fund Objective

The Four Quadrant Dynamic Allocation Fund OEIC Limited will seek to generate long-term capital growth as well as cash distributions through a portfolio of global real estate investments via individual securities, separately managed accounts and commingled vehicles. The Fund will target 8-10% per annum in net total returns over a rolling five-year cycle. The Fund will also target an annual dividend in the range of 6%. The Fund aims to allocate dynamically across public real estate equity, private real estate equity, public real estate debt and private real estate debt (each a "Quadrant" and together the "Four Quadrants")

## Fund Domicile and Type

Dubai International Financial Center; Alternative Real Estate

## Fund Administrator

Apex Fund Services (AD) Limited

## Auditor

Grant Thornton Audit and Accounting Ltd (BVI)

## Custodian

Northern Trust Company

## Fund Facts

Fund size	\$52.6mn
Currency	USD
Dealing frequency	Monthly (subscriptions) Quarterly (redemptions)
Management fees	0.95% p.a.
Min. subscription	US\$50,000
Share Class	Class A Inc USD



## Fund Monthly Highlights:

- A reallocation from the CMBS Cash Proxy sleeve into the Balanced CMBS sleeve is underway.
- Balanced CMBS:** four investments totaling c.\$2.7m were made over the month. The portfolio continues to carry a bias towards higher quality bond sectors while positioning for attractive risk-adjusted yield and total return. AAA bonds provide defensive positioning, liquidity, and reasonable carry; AA and Single-A bonds offer relative value, attractive positioning on the CMBS credit curve, strong carry, and longer-term total return potential; Interest only strips contribute high current yield, lower duration, and a unique cash flow that aids in portfolio diversification. **CMBS Cash Proxy:** one short duration AAA bond was sold and no new investments were made during the month. The portfolio remains concentrated in AAA securities carrying defensive credit positioning and strong liquidity profiles including Agency guaranteed and conduit super senior AAA bonds.

## Performance (%)

	1M	2M	3M	6M	1Y	S.I.
Four Quadrant Dynamic Allocation Fund	(0.02)	(0.46)	(0.37)	(1.27)	-	(0.52)

\*The performance is calculated from I Acc USD share class since inception 15 February 2023.

Past performance is not an indicator or guarantee of future performance. The value of shares in the fund and income received from it can go down as well as up, and investors may not get back the full amount invested. Performance may also be affected by currency fluctuations of the underlying holdings.

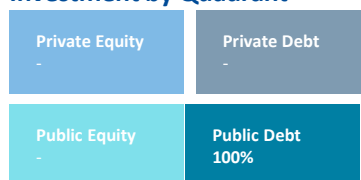
## Key Metrics

Balanced CMBS Sleeve		CMBS Cash Proxy	
YTM	8.08%	YTM	5.78%
Duration	4.60 years	Duration	2.40 years
Average rating	AA+/AA	Average rating	AAA

DIVIDENDS*				
	Q1	Q2	Q3	Q4
2023	0.725%	0.92%		

\*Announced dividend on Income share classes

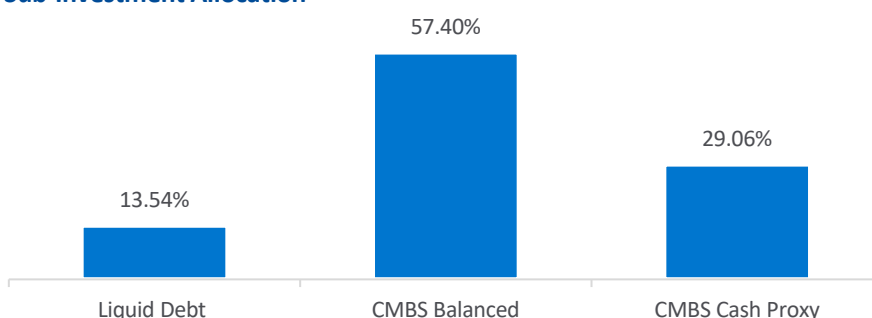
## Investment by Quadrant



## Investment by Region



## Sub-Investment Allocation



# FOUR QUADRANT DYNAMIC ALLOCATION FUND

## Fund Codes

Bloomberg	FOQDAIA UH Equity
ISIN	AEDFXA24C105

## Registration

United Arab Emirates

This is a Passported Fund and has been classified as a Private Fund It can be promoted in:

Home Regulator	Home Jurisdiction
Dubai Financial Services Authority	Dubai International Financial Center
Host Regulator	Host Jurisdiction
Emirates Securities & Commodities Authority	United Arab Emirates (excluding free zones)
Financial Services Regulatory Authority	Abu Dhabi Global Market

## Top 5 Holdings:

Name	Holding %	Segment
PRINCIPAL REAL ESTATE LIQUID DEBT FUND	13.54%	Liquid Debt
BMO 2023-C6 A5 Sep 56 5.9562%	4.18%	CMBS Balanced
BMARK 2023-B38 A2 Apr 56 5.626%	3.94%	CMBS Cash Proxy
FHMS K049 A2 Jul 25 3.01%	3.87%	CMBS Cash Proxy
FHMS K054 A2 Jan 26 2.745%	3.82%	CMBS Cash Proxy

## Dynamic Allocation Committee

Principal Real Estate Investors, Principal Asset Management



**Indraneel Karlekar**  
Global Head of Research and Portfolio Strategies

**Madhan Rengarajan**  
Senior Director, Capital Markets Research

**Jonathan Frank**  
Manager, Research

**John Berg**  
Head of Private Equity Portfolio Management

**Chris Duey**  
Head of Private Debt Portfolio Management

**Marc Peterson**  
Chief Investment Officer, CMBS

**Kelly Rush**  
Chief Investment Officer, Public Real Estate

**Giles Smith**  
Head of Fund Management, Europe

## Disclaimer

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