

# September 2021 Investment Update

	Pre-tax NTA
<b>W   A   M</b> <i>Capital</i>	\$1.98
<b>W   A   M</b> <i>Leaders</i>	\$1.46
<b>W   A   M</b> <i>Global</i>	\$2.73
<b>W   A   M</b> <i>Microcap</i>	\$1.78
<b>W   A   M</b> <i>Alternative Assets</i>	\$1.19
<b>W   A   M</b> <i>Strategic Value</i>	\$1.29
<b>W   A   M</b> <i>Research</i>	\$1.27
<b>W   A   M</b> <i>Active</i>	\$1.05

## Dear Fellow Shareholders,

Global equities fell heavily in September, as investors contended with concerns of slowing economic growth, supply disruptions, rising inflation and interest rates and tightening monetary policy. News from China also weighed on globalequities, with regulatory crackdowns and the Evergrande crisis affecting investor confidence in other asset classes. The US S&P 500 Index experienced its largest monthly sell off since March 2020, closing down 4.8% in local terms. The MSCI World Index (AUD) closed down 3.0% for the month, the Euro Stoxx 50 Index down 3.5% and the UK FTSE 100 Index down 0.5%, while Japan's TOPIX Index closed up 3.5% and China's CSI 300 Index up 1.3% in local terms.

After 11 months of strong gains, the S&P/ASX All Ordinaries Accumulation Index closed down 1.6% in September. Pleasingly, our investment portfolios outperformed their respective indices during the month.

### Welcome Caroline!

Together with the team at Wilson Asset Management, I would like to welcome Caroline Gurney who has commenced her role as CEO of the **Future Generation** companies. Caroline has more than 25 years' experience in the financial services sector and will lead the companies in an exciting new phase of growth, focused on increasing Future Generation's impact for shareholders and young Australians.

### WAM Global and Templeton Global Growth Fund merger update

In September, Templeton Global Growth Fund Limited (ASX: TGG) held a **Scheme Meeting** where an overwhelming 98.8% of TGG shareholders voted in favour of the **merger** with WAM Global (ASX: WGB). The WAM Global Board of Directors believes the merged entity will equitably and efficiently grow the Company's net assets to approximately \$913 million and see an increase to more than 17,700 shareholders, making WAM Global one of the largest global listed investment companies on the ASX. Today, TGG **announced** the calculation of the scrip consideration and the cash consideration to shareholders.

### WAM Global and WAM Active Options

Shareholders are now able to exercise their WAM Global and WAM Active (ASX: WAA) options via a **dedicated online facility**.

Shareholders who exercise their WAM Global Options (ASX: WGBO) before 17 November 2021 will be entitled to receive the fully franked final dividend of 5.0 cents per share, provided they continue to hold the shares on the

dividend record date of 22 November 2021. The fully franked full year dividend of 10.0 cents per share provides shareholders with a fully franked dividend yield of 3.9% and a grossed-up yield of 5.6%\* on the exercise price of \$2.54 per option.

Shareholders who have exercised their WAM Active Options (ASX: WAAOA) on or before 14 October 2021 will be eligible to receive the fully franked final dividend of 3.0 cents per share, provided they continue to hold the shares on the dividend record date of 19 October 2021. The fully franked full year dividend of 6.0 cents per share provides shareholders with a fully franked dividend yield of 5.5% and a grossed-up yield of 7.8%\* on the exercise price of \$1.10 per option.

### WAM Capital bids for PM Capital Asian Opportunities Fund

WAM Capital Limited (ASX: WAM) **announced** its intention to make a conditional off-market takeover bid for PM Capital Asian Opportunities Fund (ASX: PAF) (**Offer**). Under the Offer, accepting PAF shareholders will receive **1 WAM Capital share for every 1.99 PAF shares** they own.

In the event the Break Fee (defined within the announcement) is removed, WAM Capital's intention is to increase its Offer to **1 WAM Capital share for every 1.975 PAF shares**.

The scrip consideration issued under the Offer allows WAM Capital Shareholders to benefit from the issuance of shares at a premium to the underlying net tangible assets (NTA), which is accretive to WAM Capital's pre-tax NTA. We look forward to growing WAM Capital to the benefit of all shareholders.

Thank you for your continued support and please stay safe.



**Geoff Wilson AO**  
Chairman & Chief  
Investment Officer

\*Grossed-up dividend yield includes benefits of franking credits and is based on a tax rate of 30.0%.



# LIC snapshot



## W | A | M *Capital*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAM

Share price*	\$2.38
NTA before tax	\$1.98
Fully franked full year dividend	15.5cps
Profits reserve#	28.2cps

## W | A | M *Leaders*

Actively investing in the highest quality Australian companies

ASX: WLE

Share price*	\$1.51
NTA before tax	\$1.46
Annualised FY22 fully franked interim dividend guidance	8.0cps
Profits reserve#	32.8cps

## W | A | M *Global*

The world's most compelling undervalued growth companies

ASX: WGB

Share price*	\$2.66
WGBO option price*	\$0.097
NTA before tax	\$2.73
Fully franked full year dividend	10.0cps
Profits reserve#	62.7cps

## W | A | M *Microcap*

The most exciting undervalued growth opportunities in the Australian micro-cap market

ASX: WMI

Share price*	\$2.06
NTA before tax	\$1.78
Fully franked full year dividend*	12.0cps
Profits reserve#	55.6cps

## W | A | M *Alternative Assets*

Unique opportunities beyond traditional assets

ASX: WMA

Share price*	\$1.035
NTA before tax	\$1.19
Annualised FY22 interim dividend guidance	4.0cps
Commencement date	14 October 2020
Profits reserve#	12.5cps

## W | A | M *Strategic Value*

Discounted asset opportunities

ASX: WAR

Share price*	\$1.245
NTA before tax	\$1.29
Listing date	28 June 2021
Profits reserve#	3.6cps

## W | A | M *Research*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAX

Share price*	\$1.68
NTA before tax	\$1.27
Fully franked full year dividend	9.9cps
Profits reserve#	48.7cps

## W | A | M *Active*

Mispricing opportunities in the Australian market

ASX: WAA

Share price*	\$1.09
WAAOA option price*	\$0.014
NTA before tax	\$1.05
Fully franked full year dividend	6.0cps
Profits reserve#	10.9cps

\*As at 13 October 2021.

†Includes the fully franked special dividend of 4.0 cents per share (cps).

#The profits reserve figures are as at 30 September 2021 in cents per share (cps).

# W | A | M *Active*

Market mispricing opportunities in the Australian market.

The WAM Active investment portfolio decreased during a volatile month for equity markets. Sports and racing betting services provider BlueBet Holdings (ASX: BBT) was a detractor to the investment portfolio performance while telecommunications company Tuas (ASX: TUA) was a contributor.

Established in 2015, BlueBet Holdings is an Australian owned online sports and racing markets wagering operator. Concerns over the company's expansion plans into the US recently arose after announcing it had withdrawn its application for a Sports Betting Permit in the US State of Virginia after failing to secure a permit. Despite setbacks on BlueBet Holdings' early stage plans to expand in the US, the company's shares are still up 72% since its initial public offering in July 2021 and the company remains committed to continue its entry into the US, with a license already granted in Iowa. Further, we believe the domestic wagering operations are strongly positioned to drive additional market share gains as the IPO proceeds are deployed into sales and marketing initiatives.

Telecommunications provider Tuas was incorporated in March 2020. Following the merger between TPG Telecom and Vodafone Hutchinson Australia in June 2020, TPG Telecom was demerged from the TPG Group and shares were transferred to TPG shareholders by way of an in-specie distribution. In its first financial year, the company reported that it almost tripled its paid subscriptions from September 2020 to July 2021, achieving 4.5% market share. This underpinned strong revenue growth, increasing by SGD30 million since October 2020 to SGD34.3 million while also enabling the company to achieve breakeven earnings ahead of market expectations. Tuas is set to continue growing as it tracks positively in FY2022 and we believe the market is yet to fully appreciate the incremental operating leverage as further subscribers are added to a largely fixed cost base.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 3.0 cents per share due to be paid on 29 October 2021. The shares will trade ex-dividend on 18 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
September 2021	105.11c	106.97c	106.94c
August 2021	105.59c	107.21c	107.20c

\*Includes 2.65 cents per share of income tax losses available to the Company in future periods. The above September NTA figures are not adjusted for the 67,393,045 options on issue with an exercise price of \$1.10 per option.

## Market capitalisation (ASX: WAA)

\$78.3m<sup>#</sup>

## Gross assets

\$78.0m

## Listed equities

\$70.8m

## Investment portfolio performance (pa since inception Jan 2008)

12.3%<sup>^</sup>

Bloomberg AusBond Bank Bill Index (Cash): 2.9%

## Dividends paid since inception (per share)

77.7c

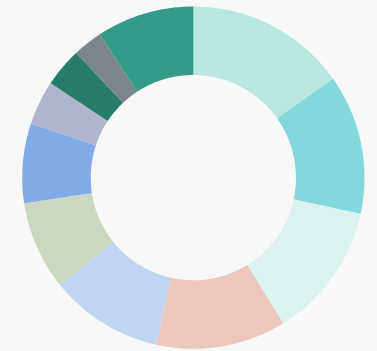
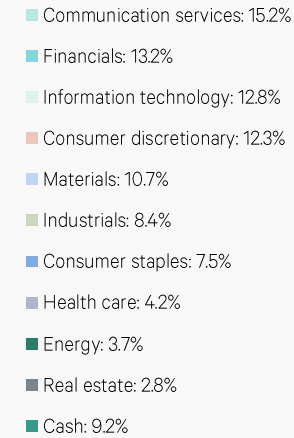
## Fully franked dividend yield

5.6%<sup>#</sup>

<sup>#</sup>Based on the 30 September 2021 share price of \$1.07 per share and the FY21 fully franked full year dividend of 6.0 cents per share. WAM Active has 73,187,441 shares on issue. During the month, 1,223 options were exercised and allotted under the Bonus Issue of Options. The options are trading under the ASX code WAAOA with an exercise price of \$1.10 per option and expire on 31 October 2022.

<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is also before expenses, fees and taxes.

## Portfolio by sector



## History of fully franked dividends

Cents per share



## Top 20 holdings (in alphabetical order)

Life360	ADBRI	ARISTOCRAT	ALS	carsales.com ltd	CIMIC	Data#3	KEYBRIDGE CAPITAL LIMITED	nanosonics	News Corp
360	ABC	ALL	ALQ	CAR	CIM	DTL	KBC	NAN	NWS
PACT GROUP	Pushpay	PEXA	Steadfast	SELECT HARVESTS	tassal	tpg TELECOM	tyro	UNITI GROUP	VIRGIN MONEY UK
PGH	PPH	PXA	SDF	SHV	TGR	TPG	TYR	UWL	VUK

# W | A | M Capital

The most compelling undervalued growth opportunities in the Australian market.

The WAM Capital investment portfolio increased during the month, outperforming the S&P/ASX All Ordinaries Accumulation Index. Significant contributors to the investment portfolio outperformance included construction materials, equipment and services provider MAAS Group Holdings (ASX: MGH) and telecommunications company Tuas (ASX: TUA).

Listed in December 2020, MAAS Group is a leading independent and vertically integrated construction materials, equipment and services provider with a property development arm. In September, the company announced it had signed an agreement for the acquisition of Earth Commodities hardrock quarry operation in Gladstone, enabling the company to realise synergies within its Central Queensland Construction Materials business and enhance its growth opportunities in the year ahead. With strategically located quarry assets, significant unutilised capacity and a substantial pipeline of infrastructure spend expected over the coming three to five years, we believe the organic growth outlook for the business is compelling, and expect this to be further enhanced by bolt-on acquisitions and see potential for corporate action within the property arm.

Telecommunications provider Tuas was incorporated in March 2020. Following the merger between TPG Telecom and Vodafone Hutchinson Australia in June 2020, TPG Telecom was demerged from the TPG Group and shares were transferred to TPG shareholders by way of an in-specie distribution. In its first financial year, the company reported that it almost tripled its paid subscriptions from September 2020 to July 2021, achieving 4.5% market share. This underpinned strong revenue growth, increasing by SGD30 million since October 2020 to SGD34.3 million while also enabling the company to achieve breakeven earnings ahead of market expectations. Tuas is set to continue growing as it tracks positively in FY2022 and we believe the market is yet to fully appreciate the incremental operating leverage as further subscribers are added to a largely fixed cost base.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 7.75 cents per share due to be paid on 29 October 2021. The shares will trade ex-dividend on 18 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
September 2021	197.70c	205.99c	200.08c
August 2021	197.49c	206.04c	199.75c

\*Includes 1.12 cents per share of tax assets resulting from the acquisition of unlisted investment companies and 7.07 cents per share of income tax losses available to the Company in future periods.

## Market capitalisation (ASX: WAM)

\$2,081.6m<sup>#</sup>

## Gross assets

\$1,768.0m

## Listed equities

\$1,547.1m

## Investment portfolio performance (pa since inception Aug 1999)

16.7%<sup>^</sup>

S&P/ASX All Ordinaries Accumulation Index: 8.7%

## Dividends paid since inception (per share)

261.75c

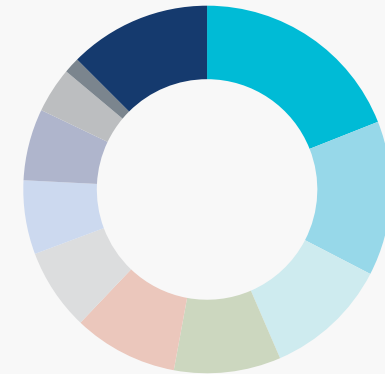
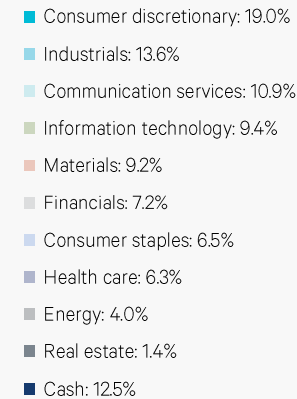
## Fully franked dividend yield

6.5%<sup>#</sup>

<sup>#</sup>Based on the 30 September 2021 share price of \$2.37 per share and the FY21 fully franked full year dividend of 15.5 cents per share. WAM Capital has 878,319,194 shares on issue.

<sup>^</sup>Investment portfolio performance is before expenses, fees, taxes and the impact of capital management initiatives to compare to the relevant index which is before expenses, fees and taxes.

## Portfolio by sector



## History of fully franked dividends

Cents per share



## Top 20 holdings (in alphabetical order)

Life360	ADBRI	Clinicallabs	ARDENT	ARISTOCRAT	ALS	carsales.com ltd	city chic	CODAN	CIMIC
360	ABC	ACL	ALG	ALL	ALQ	CAR	CCX	CDA	CIM
EVENT	idp	iph	MGH	PENDAL	PACT	SG Fleet Group	SELECT HARVESTS	VIVA Energy Australia	VIRGIN MONEY UK
EVT	IEL	IPH	MGH	PDL	PGH	SGF	SHV	VEA	VUK

# W | A | M Leaders

Actively investing in the highest quality Australian companies.

The WAM Leaders investment portfolio increased during the month, outperforming the S&P/ASX 200 Accumulation Index. Significant contributors to the investment portfolio outperformance included oil and gas companies Oil Search (ASX: OSH), Santos (ASX: STO) and mining and metals company South32 (ASX: S32).

Oil Search is the largest oil and gas exploration and development company incorporated in Papua New Guinea, and Santos is a leading supplier of natural gas in Australia. During the month, the two companies benefited directly from a surge in oil prices to levels last seen in 2014, driven by a growth in demand continuing to outpace supply. As the rollout of coronavirus vaccines continues across both developed and emerging markets, restrictions on travel have continued to ease, reinstating demand for transport-related oil products. It is estimated that in the US, Europe and India, domestic travel has recovered to pre-pandemic levels, while other markets such as the UK and Japan are not far behind. At approximately 25% of global oil consumption, gasoline demand has seen the fastest recovery, while jet fuel demand which makes up around 8% of global oil consumption is still down significantly with air traffic globally down nearly 60% compared to 2019.

The Organisation of the Petroleum Exporting Countries Plus (OPEC+) has left their policy of increasing supply by 400,000 barrels a day in October and November unchanged, despite pressure to return supply more rapidly given the rise in demand. Another important focus is whether OPEC+ will be able to meet these targets, given they achieved less than half of the planned increase in production in August due to disruptions to operations in Angola and Nigeria. With demand only growing, the northern hemisphere heading into winter and ongoing hesitancy from OPEC+ members, we expect oil prices to remain elevated for the remainder of the calendar year.

South32 continues to be a significant contributor to WAM Leaders' outperformance. South32 derives almost half of its cash earnings from aluminium and alumina output, where pricing continues to benefit from rising cost pressures, China's power constraints and supply disruptions in Papua New Guinea and Indonesia. South32 is also benefiting from its metallurgical coal exposure, which constitutes approximately 15% of its earnings, with the metallurgical coal market tightening on a strong recovery in global power demand, gas prices and steel production, combined with supply side infrastructure and transport challenges. The price of metallurgical coal is up 140% in the last six months, and 90% in the last three months.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 3.5 cents per share due to be paid on 29 October 2021. The shares will trade ex-dividend on 18 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
September 2021	145.91c	144.96c	142.53c
August 2021	145.94c	145.37c	142.22c

## Market capitalisation

(ASX: WLE)

\$1,560.5m\*

## Gross assets

\$1,549.9m

## Listed equities

\$1,506.4m

## Investment portfolio performance

(pa since inception May 2016)

15.3%<sup>^</sup>

S&P/ASX 200 Accumulation Index: 10.2%

## Dividends paid since inception

(per share)

23.65c

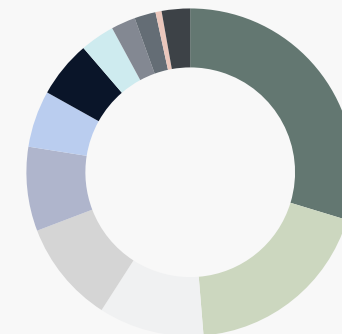
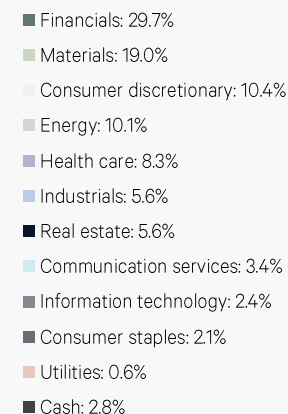
## Annualised fully franked interim dividend guidance yield

5.3%\*

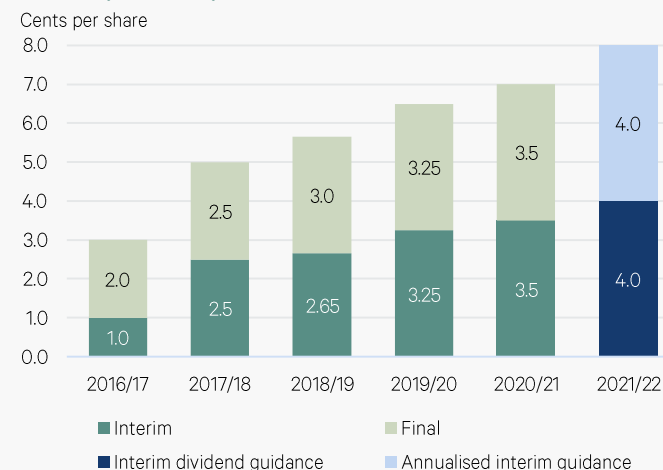
\*Based on the 30 September 2021 share price of \$1.515 per share and the annualised FY22 fully franked interim dividend guidance of 8.0 cents per share. WAM Leaders has 1,030,051,858 shares on issue.

<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is also before expenses, fees and taxes.

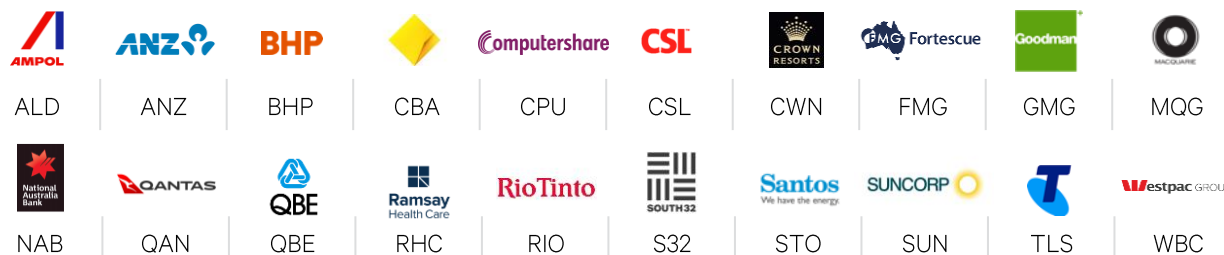
## Portfolio by sector



## History of fully franked dividends



## Top 20 holdings (in alphabetical order)



# W | A | M Global

The world's most compelling undervalued growth companies.

The WAM Global investment portfolio decreased during the month, outperforming the MSCI World Index (AUD). Significant contributors to the investment portfolio outperformance included global business services company Concentrix Corporation (NASDAQ: CNXC) and online travel services provider Booking Holdings (NASDAQ: BKNG).

Concentrix Corporation is a leading technology enabled global business services company specialising in customer engagement and improving business performance for some of the world's best brands. Concentrix spun out of IT distribution company SYNnex Corporation (NYSE: SNX) on 1 December 2020, allowing it to accelerate innovation and make additional investments that drive higher value for clients. The company has over USD5 billion in annual revenue and a differentiated portfolio of solutions, operating across more than 40 countries and 275 global locations. In September, Concentrix reported its third quarter results, delivering USD1,397.3 million in revenue, up 20.1% from the prior third quarter, and adjusted earnings before interest, taxes, depreciation and amortisation (EBITDA) of USD214.8 million, up 40.2%. The company also increased its full year guidance, expecting revenue growth of approximately 17%, with meaningful profit margin expansion above pre-coronavirus levels. Operating in a fragmented industry, we expect Concentrix to continue to take market share going forward and to further consolidate the industry. As management continues to execute, the significant valuation discount to closest peers should close, driving the share price higher.

Booking Holdings is a global leader in online travel and related services, provided to consumers and local partners in more than 220 locations through its six primary consumer-facing brands, including Booking.com, KAYAK, Priceline, Agoda, Rentalcars.com and OpenTable. In its most recent quarterly update, Booking Holdings highlighted that the company saw meaningful sequential improvements in booking trends with the number of nights booked in the second quarter increasing 458% from the prior corresponding period. The company reported that its gross travel bookings in the second quarter was USD22 billion, an 852% increase on the prior corresponding quarter, highlighting the strong recovery in travel demand globally. We believe the market continues to underappreciate Booking Holdings' payments platform which has seen increased adoption by supply partners in the US. Further, we anticipate that its initiatives in building its vision to connect airfare, travel experiences and restaurants will enhance its core accommodation business and support its continued growth through an increase in direct and repeat users. With significant pent-up demand for travel, we believe Booking Holdings will emerge from the pandemic in a stronger competitive position. The company has a net cash balance sheet, has increased its direct traffic share and has the ability to lower its cost structure. We expect earnings strength as vaccines roll out globally and an increase in consumer adoption of online travel services to be a catalyst for the company's re-rating.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 5.0 cents per share due to be paid on 26 November 2021. The shares will trade ex-dividend on 19 November 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
September 2021	273.39c	271.07c	264.62c
August 2021	281.26c	277.84c	270.10c

The above September NTA figures are not adjusted for the 184,454,263 options on issue with an exercise price of \$2.54 per option.

## Market capitalisation (ASX: WGB)

\$641.8m\*

## Gross assets

\$676.0m

## Listed equities

\$643.7m

## Investment portfolio performance (pa since inception June 2018)

12.6%<sup>^</sup>

MSCI World Index (AUD): 13.8%

## Fully franked full year dividend

10.0c

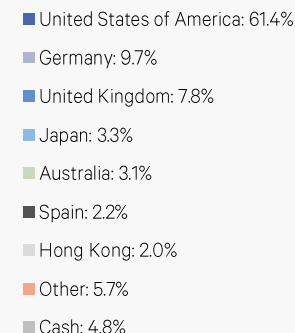
## Cash weighting

4.8%

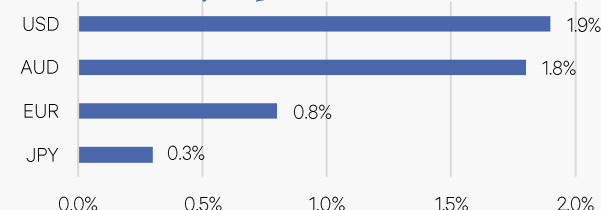
\*Based on the 30 September 2021 share price of \$2.66 per share and 241,290,077 shares on issue. During the month, 2,064,412 options were exercised and allotted under the Bonus Issue of Options. The options are trading under the ASX code WGB0 with an exercise price of \$2.54 per option and expire on 12 September 2022.

<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is also before expenses, fees and taxes.

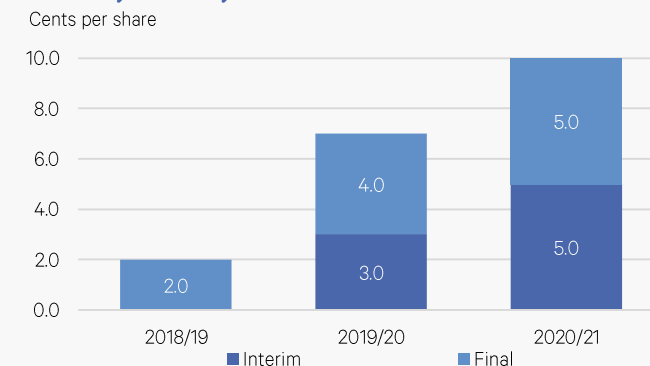
## Portfolio by geographical exposure



## Cash currency exposure



## History of fully franked dividends



## Top 20 holdings (in alphabetical order)



# W | A | M *Microcap*

The most exciting undervalued growth opportunities in the Australian micro-cap market.

The WAM Microcap investment portfolio increased during the month, outperforming the S&P/ASX Small Ordinaries Accumulation Index. Significant contributors to the investment portfolio outperformance included health clubs and aquatic facilities operator Viva Leisure (ASX: VVA) and internet provider Aussie Broadband (ASX: ABB).

Founded in 2004, Viva Leisure operates gymnasiums within the health and leisure industry. The company operates 118 health clubs within the Australian Capital Territory, New South Wales, Victoria and Queensland with the majority operating under the Club Lime brand offering. The company recently completed an \$11.7 million placement which will be used to strengthen the balance sheet and fund its acquisition pipeline. Viva Leisure is set to benefit from the reopening trade with its New South Wales and Australian Capital Territory operations scheduled to reopen from 11 October 2021 and 15 October 2021 respectively. With a re-stocked balance sheet, Viva Leisure is well positioned to return to strong organic growth and recommence its roll out and acquisition strategy.

Aussie Broadband is Australia's fifth largest NBN internet provider, supplying internet, phone, network and entertainment solutions to over 300,000 residential and business customers. In its FY2021 results, the company reported a revenue increase of 84% on the prior corresponding period to \$350.3 million and earnings before interest, taxes, depreciation and amortisation (EBITDA) of \$19.1 million, up 433%. During the month, the share price reached a record high after the company announced it successfully raised \$114 million in an institutional placement and finalised a 10-year deal with VicTrack, a Victorian Government owned business enterprise that operates the state's fibre assets, to access its respective fibre networks. The company has delivered customer growth in both its business and residential segments despite ongoing coronavirus disruptions and the company's outlook remains positive.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 4.0 cents per share and fully franked special dividend of 4.0 cents per share due to be paid on 22 October 2021. The shares traded ex-dividend on 11 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
September 2021	177.71c	174.37c	166.95c
August 2021	175.96c	173.12c	165.56c

## Market capitalisation (ASX: WMI)

\$439.4m<sup>#</sup>

## Gross assets

\$382.2m

## Listed equities

\$342.9m

## Investment portfolio performance (pa since inception June 2017)

25.0%<sup>^</sup>

S&P/ASX Small Ordinaries Accumulation Index: 12.2%

## Dividends paid since inception (per share)

25.75c

## Fully franked full year dividend

8.0c

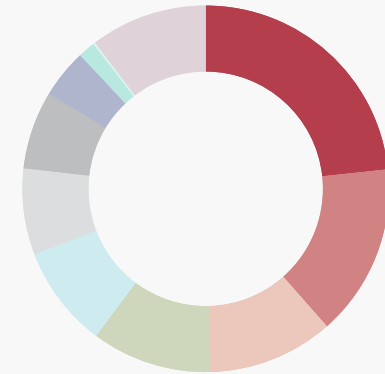
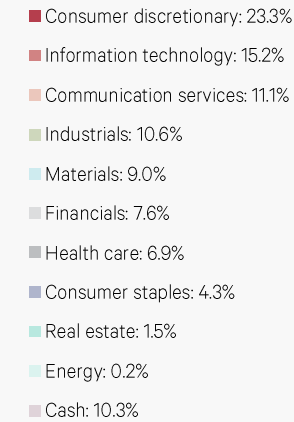
## Fully franked special dividend

4.0c

<sup>#</sup>Based on the 30 September 2021 share price of \$2.12 per share. WAM Microcap has 207,247,850 shares on issue.

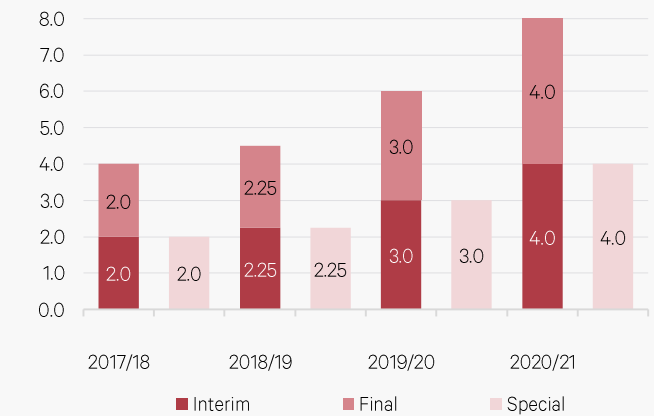
<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is before expenses, fees and taxes.

## Portfolio by sector



## History of fully franked dividends

Cents per share



## Top 20 holdings (in alphabetical order)



# W | A | M *Alternative Assets*

## Unique opportunities beyond traditional assets

We continued to see positive momentum across the WAM Alternative Assets investment portfolio in September. Our private equity portfolio, which includes venture capital and growth private equity, performed strongly, and we see the digitalisation megatrend supporting the businesses that have exposure to e-commerce and technology sectors. Private equity investments have been resilient over the last lockdown period and we expect to see more growth over the next 6 to 12 months. WAM Alternative Assets' real estate investments in New York, US (2 Rector Street and 441 9th Avenue) continued to attract new tenants which resulted in a gradual increase of the occupancy rate in both assets on the back of improving market fundamentals in the Manhattan commercial rental market.

In September, Lonsec rated WAM Alternative Assets as 'Investment Grade', indicating the research house has conviction WAM Alternative Assets can generate risk-adjusted returns in line with its objectives. In its report, Lonsec highlighted that Portfolio Manager Dania Zinurova "implements a detailed investment approach exhibiting strong research rigour" and that the listed investment company "provides investors with daily liquidity for an illiquid asset class".

During the month, Dania discussed the opportunities in private debt and real assets in the latest instalment of the WAM Alternative Assets education series. [Watch](#) the videos as Dania explores the range of benefits real assets provide investors with and explain private debt's investment characteristics.

Market capitalisation (ASX: WMA)

\$201.7m\*

Share Price

\$1.04

Gross assets

\$230.1m

Pre-tax net tangible assets

\$1.19

\*Based on 193,932,860 shares on issue.

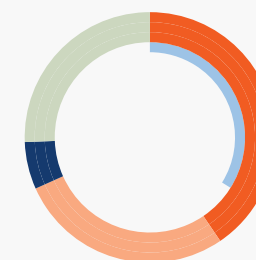
## About WAM Alternative Assets

WAM Alternative Assets provides retail investors with exposure to a portfolio of real assets, private equity, real estate and aims to expand into new asset classes such as private debt and infrastructure. The Company's investment objectives are to consistently deliver absolute returns through a combination of dividend yield and capital growth, while providing diversification benefits.

## Date of transition from BAF to WMA

14 October 2020

## Asset class exposure



- Real assets: 40.5%\*
- Private equity: 27.8%
- Real estate: 6.1%
- Cash: 25.6%\*
- Water Rights: 33.9%

\*Real assets includes:

^Total capital commitments are 16.3%

Portfolio structure	Current value		+/- Prior month	
	\$m	%	\$m	%
Real assets	93.2	40.5	1.5	1.6
Private equity	63.9	27.8	0.5	0.8
Real estate	14.0	6.1	(0.3)	(2.1)
Cash <sup>^</sup>	59.0	25.6	(0.1)	(0.2)
<b>Grand total</b>	<b>230.1</b>	<b>100.0</b>	<b>1.6</b>	<b>0.7</b>

<sup>^</sup>Includes capital commitments to the Palisade Diversified Infrastructure Fund (\$15.0m), the Barwon Institutional Healthcare Property Fund (\$15.0m), the Adamantem Fund 2 (\$6.2m) and the Strategic Australian Agriculture Fund (\$1.3m).

## Real assets

A diversified portfolio combining agricultural assets and investments in perpetual water entitlements which can be sold or leased to irrigators to generate income.

## Private equity

A diversified portfolio of unlisted companies with long-term and accelerated growth potential.

## Real estate

A portfolio of domestic and international industrial and office assets.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 2.0 cents per share due to be paid on 22 October 2021. The shares traded ex-dividend on 11 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
September 2021	118.53c	117.92c	115.68c
August 2021	117.63c	117.20c	115.00c

## Top holdings

### Real assets



#### Water Fund

Pioneer and leading non-irrigator water investor in Australia

#### Strategic Australian Agriculture Fund

Investing across Australian water entitlements, Australian farmland and associated businesses and Australian agricultural infrastructure

### Private equity



A manufacturer of premium condiments, desserts and beverages



A provider of outsourced e-commerce solutions in South-East Asia



Shopping centre advertising campaigns



A leading developer of utility-scale battery energy storage projects in the US



Owns and operates a portfolio of hotels in Australia



Food services distributor

### Real estate



2 Rector Street, Manhattan, New York

Revesby Industrial Income Fund, New South Wales

## New Investment Partners



Mid-market private equity fund manager



Specialist infrastructure fund manager



Boutique real estate fund manager



# W | A | M Strategic Value

Discounted asset opportunities.

The WAM Strategic Value investment portfolio decreased during a volatile month for equity markets. NAOS Small Cap Opportunities Company (ASX: NSC) was a detractor to the investment portfolio performance while L1 Long Short Fund (ASX: LSF) and Templeton Global Growth Fund Limited (ASX: TGG) were both contributors.

NAOS Small Cap Opportunities Company is a listed investment company (LIC) that listed on the ASX in December 2017 and aims to provide investors with genuine, concentrated exposure to Australian undervalued and emerging companies with an industrial focus. During July and August, the NAOS Small Cap Opportunities investment portfolio underperformed its benchmark, the S&P/ASX Small Ordinaries Accumulation Index, and reported negative absolute returns. We continue to believe in the NAOS Small Cap Opportunities investment manager's ability to outperform going forward, with its potential demonstrated in its strong FY2021 full year results. NAOS Small Cap Opportunities announced a record after-tax profit of \$51.5 million, driven by the strong performance of the investment portfolio and a total return of 58.4% during the 2021 financial year.

Listed in September 2014, L1 Long Short Fund is a LIC which focuses on investing in Australian and international shares, index futures and equity derivatives. With an objective to provide its shareholders with 10% net return per annum, L1 Long Short Fund's investment time horizon spans at least five years. During the month, L1 Long Short Fund was named by the Preqin Honor Roll as the 4th Top Performing Asia-Pacific-Based Hedge Fund for the first six months of 2021. In September, the investment portfolio increased 4.9%, outperforming the S&P/ASX All Ordinaries Accumulation Index by 6.7% during a volatile month for equity markets.

On 29 June 2021, Templeton Global Growth Fund and WAM Global announced they have entered into a Scheme Implementation Agreement to merge the two entities. In September, TGG held a Scheme Meeting where an overwhelming 98.8% of TGG shareholders voted in favour of the merger. Today, TGG [announced](#) the calculation of the scrip consideration and the cash consideration to shareholders.

Market capitalisation  
(ASX: WAR)

\$224.1m\*

Share price

\$1.245

Cash weighting

30.6%

Gross assets

\$232.6m<sup>^</sup>

Pre-tax net tangible  
assets

\$1.29

IPO price

\$1.25

\*Based on 180,000,001 shares on issue.

<sup>^</sup>Gross assets exclude the \$2.1m offer costs receivable balance associated with the Initial Public Offer (repayable by the Investment Manager).

## About WAM Strategic Value

WAM Strategic Value will take advantage of market mispricing opportunities, including securities trading at discounts to assets or net tangible assets, corporate transactions and dividend yield arbitrages. WAM Strategic Value aims to deliver strong risk-adjusted returns derived from a portfolio primarily composed of discounted asset opportunities selected using the proven market-driven investment process we have developed over more than two decades.

## Date of listing on the ASX

28 June 2021

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
September 2021	129.00c	129.39c	128.06c
August 2021	129.80c	130.26c	128.39c

## Top holdings (in alphabetical order)

 Antipodes	 AUI	 Carlton Investments	 ELLERSTON ASIAN INVESTMENTS LIMITED	 GLOBAL DATA CENTRE GROUP	 IRONBARK CAPITAL	 LSF	 NAOS ASSET MANAGEMENT
APL	AUI	CIN	EAI	GDC	IBC	LSF	NSC
 OZGROWTH LIMITED	 PENGANA CAPITAL	 QV Equities Ltd.	 Spheria	 TEK	 TEMPLETON GLOBAL GROWTH FUND	 VGI PARTNERS Global Investments	 WESTOZ
OZG	PIA	QVE	SEC	TEK	TGG	VG1	WIC

# W | A | M Research

The most compelling undervalued growth opportunities in the Australian market.

The WAM Research investment portfolio increased during the month, outperforming the S&P/ASX All Ordinaries Accumulation Index. Significant contributors to the investment portfolio outperformance included construction materials, equipment and services provider MAAS Group Holdings (ASX: MGH) and online travel agency Webjet (ASX: WEB).

Listed in December 2020, MAAS Group is a leading independent and vertically integrated construction materials, equipment and services provider with a property development arm. In September, the company announced it had signed an agreement for the acquisition of Earth Commodities hardrock quarry operation in Gladstone, enabling the company to realise synergies within its Central Queensland Construction Materials business and enhance its growth opportunities in the year ahead. With strategically located quarry assets, significant unutilised capacity and a substantial pipeline of infrastructure spend expected over the coming three to five years, we believe the organic growth outlook for the business is compelling, and expect this to be further enhanced by bolt-on acquisitions and see potential for corporate action within the property arm.

Webjet is a digital travel business and an online travel agent for flights, hotels, car hire, insurance and motorhomes both locally and internationally. The company's share price rallied during September to an 18-month high on investor optimism that domestic and international travel will return following headlines of borders reopening. Webjet announced in a recent trading update that its post-coronavirus strategy will allow it to be cash flow positive in the first half of FY2022. Management have positioned the business to exit the coronavirus period to capitalise on opportunities to drive significant market share gains while operating a structurally lower cost base, underpinning margin expansion. Despite the Delta variant heavily impacting the travel sector, we remain positive on select travel companies, such as Webjet and believe the company will experience significant upside as conditions normalise and more international markets reopen.

## Net Tangible Assets (NTA) per share

The below NTA figures are **before** the fully franked final dividend of 4.95 cents per share due to be paid on 22 October 2021. The shares traded ex-dividend on 11 October 2021.

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
September 2021	127.34c	131.52c	125.96c
August 2021	126.19c	130.44c	125.02c

\*Includes 5.70 cents per share of income tax losses available to the Company in future periods.

## Market capitalisation (ASX: WAX)

\$345.6m<sup>#</sup>

## Gross assets

\$258.3m

## Listed equities

\$231.3m

## Investment portfolio performance (pa since change in investment strategy July 2010)

16.8%<sup>^</sup>

S&P/ASX All Ordinaries Accumulation Index: 9.6%

## Dividends paid since inception (per share)

119.05c

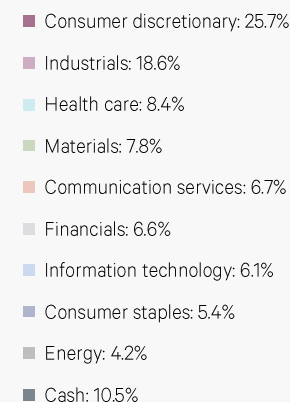
## Fully franked dividend yield

5.6%<sup>#</sup>

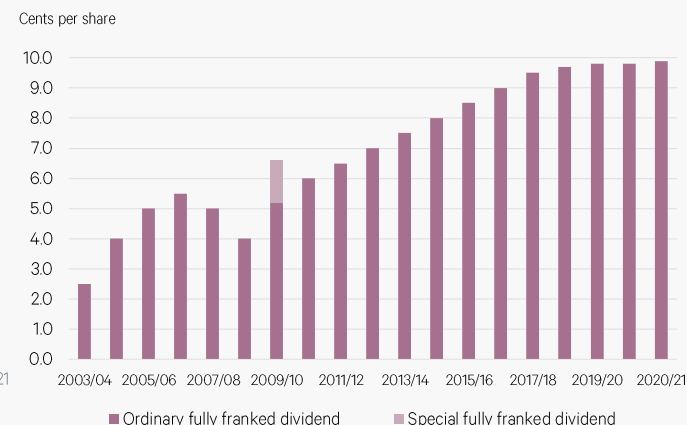
<sup>#</sup>Based on the 30 September 2021 share price of \$1.765 per share and the FY21 fully franked full year dividend of 9.9 cents per share. WAM Research has 195,818,039 shares on issue.

<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is also before expenses, fees and taxes.

## Portfolio by sector



## History of fully franked dividends



## Top 20 holdings (in alphabetical order)

