

December 2020 Investment Update

Pre-tax NTA

W | A | M *Capital* \$1.80

W | A | M *Leaders* \$1.30

W | A | M *Global* \$2.51

W | A | M *Microcap* \$1.59

W | A | M *Alternative Assets* \$1.09

W | A | M *Research* \$1.14

W | A | M *Active* \$1.00

Dear Fellow Shareholders,

Markets rallied in the final month of a very turbulent year. The Trump Presidency is coming to a disgraceful end with the storming of the United States Capitol building and a second impeachment of the outgoing President, while a new strain of the coronavirus and rising case numbers in the US and Europe weigh on healthcare systems. The vaccine roll-out and the US stimulus package approval supported equity markets in December.

The S&P 500 Index rose by 3.7%, the NASDAQ Composite Index 5.7%, the UK FTSE 100 Index 3.1%, the Euro Stoxx 600 Index 2.5%, Japan's TOPIX Index 2.8% and China's CSI 300 Index 5.1% in local terms, while the MSCI World Index (AUD) declined 0.5% for the month. In Australia, a coronavirus outbreak in Sydney and localised lockdowns during the month caused concern among investors ahead of the summer holiday period. The Australian dollar rose 9.7% against the US Dollar in 2020, underpinned by rising commodity prices, with iron ore reaching a nine-year high in December. The S&P/ASX All Ordinaries Accumulation Index rose 1.8% for the month.

Our listed investment companies' 2020 performance

We are pleased to deliver strong absolute and relative investment portfolio performance during the challenging social, economic and financial landscape that we witnessed this year. Our six equity-focused listed investment companies' (LIC) investment portfolios outperformed^{*} their respective benchmarks in the 2020 calendar year and the 2021 financial year to date.

Supported by strong risk-adjusted outperformance and profits reserves available, WAM Leaders Limited (ASX: WLE) and WAM Global Limited (ASX: WGB) announced FY2021 fully franked interim dividend guidance of 3.5 cents per share and 5.0 cents per share respectively.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Based on their 13 January 2021 share prices, these represent annualised grossed-up fully franked dividend yields of 7.5%[#] for WAM Leaders and 6.0%[#] for WAM Global. WAM Leaders has 24.3 cents per share in profits reserve^{**}, representing 3.5 years of dividend coverage for shareholders. WAM Global has 43.0 cents per share in profits reserve^{**}, representing 4.3 years of dividend coverage for shareholders. We look forward to sharing the interim results for all seven of our LICs in the coming weeks.

WAM Alternatives Investor Q&A

In case you missed it, WAM Alternative Assets Portfolio Manager Dania Zinurova and I discussed the investment portfolio, Dania's passion for alternative assets and the megatrends shaping the portfolio. You can listen to a recording [here](#).

Making a difference

One year on from the devastating 2019-20 bushfires and drought, I spoke with the ABC's [NSW Country Hour](#) about why and how we raised \$1 million with our shareholders and supporters to assist affected communities. Last week we [welcomed](#) Federal Labor Leader Anthony Albanese's decision to finally and clearly abandon the Party's policy to remove franking credits.

Thank you for your support.



Geoff Wilson AO
Chairman &
Chief Investment Officer

[#]Grossed-up dividend yield includes the benefit of franking credits and is based on a tax rate of 30.0%.

^{**}The profits reserve is before the fully franked interim dividend guidance.





Wilson Asset Management

LIC snapshot

W | A | M *Capital*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAM

Share price*	\$2.235
NTA before tax	\$1.80
Cash weighting*	5.1%
Fully franked full year dividend	15.5cps
Profits reserve#	20.0cps

W | A | M *Leaders*

Actively investing in the highest quality Australian companies

ASX: WLE

Share price*	\$1.33
NTA before tax	\$1.30
Cash weighting*	2.7%
Annualised fully franked interim dividend guidance	7.0cps
Profits reserve#	24.3cps

W | A | M *Global*

The world's most compelling undervalued growth companies

ASX: WGB

Share price*	\$2.39
NTA before tax	\$2.51
Cash weighting*	3.8%
Annualised fully franked interim dividend guidance	10.0cps
Profits reserve#	43.0cps

W | A | M *Microcap*

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

ASX: WMI

Share price*	\$1.88
NTA before tax	\$1.59
Cash weighting*	9.6%
Fully franked full year dividend**	9.0cps
Profits reserve#	37.5cps

W | A | M *Alternative Assets*

Access to unique opportunities beyond traditional assets

ASX: WMA

Share price*	\$0.975
NTA before tax	\$1.09
Cash weighting*	23.5%
Commencement date	14 October
Profits reserve#	4.6cps

W | A | M *Research*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAX

Share price*	\$1.59
NTA before tax	\$1.14
Cash weighting*	12.9%
Fully franked full year dividend	9.8cps
Profits reserve#	37.5cps

W | A | M *Active*

Mispricing opportunities in the Australian market

ASX: WAA

Share price*	\$1.09
NTA before tax	\$1.00
Cash weighting*	5.9%
Fully franked full year dividend	6.0cps
Profits reserve#	12.0cps

*As at 13 January 2021.

**Includes the fully franked special dividend of 3.0 cents per share (cps).

#The profits reserve figures are as at 31 December 2020 in cents per share (cps).

W | A | M Active

Market mispricing opportunities in the Australian market.

The WAM Active investment portfolio increased 7.7%* in the 2020 calendar year, with an average cash holding of 14.3%. The WAM Active investment portfolio increased 18.6%* in the financial year to date, with an average cash holding of 7.1%.

In December, the WAM Active investment portfolio increased, with significant contributors to the investment portfolio performance including affordable accommodation and services provider Ingenia Communities (ASX: INA) and Australian technology company Nuix (ASX: NXL).

Ingenia owns, operates and develops a portfolio of 74 holiday and lifestyle communities throughout Australia. In December, the company announced three acquisitions: the Big4 Inverloch Holiday Park in the Gippsland region of Victoria; the Middle Rock Holiday Park and Village in Port Stephens, New South Wales; and the Merry Beach Caravan Park on the New South Wales South Coast for a total cost of \$73.9 million. We are positive on Ingenia's holiday parks division, which is benefiting from strong levels of domestic tourism, and we believe the company will continue to make earnings accretive acquisitions. Given the positive backdrop of increasing property prices across Australia, we expect strong demand for Ingenia's residential business which should be reflected in stronger than expected settlements at the half year result in February.

Listed on 4 December 2020, Nuix is a leading provider of investigative analytics and intelligence software, with over 1,000 customers in 78 countries utilising the software to manage cyber security risk, compliance and fraud. The company began in the early 2000s with the development of an algorithm to search unstructured data. The company's platform is underpinned by more than 15 years of research and development, with over \$200 million of research and development costs incurred since 2008. This has led Nuix's software to be used in the investigation of headline events including the Panama Papers and the Royal Commission into Misconduct in the Banking, Superannuation and Financial Services Industry in Australia. Headquartered in Australia with 421 employees, approximately 80% of the company's \$175.9 million FY2020 revenue was generated overseas. In the largest initial public offering of 2020, shares in Nuix rose 50% on its first day of trading and the company now has a market capitalisation of \$2.5 billion.

*Investment portfolio performance is before expenses, fees and taxes.

Market capitalisation (ASX: WAA)

\$53.1m[#]

Gross assets

\$48.4m

Listed equities

\$44.8m

Investment portfolio performance (pa since inception Jan 2008)

12.0%[^]

Bloomberg AusBond Bank Bill Index (Cash): 3.1%

Dividends paid since inception (per share)

74.7c

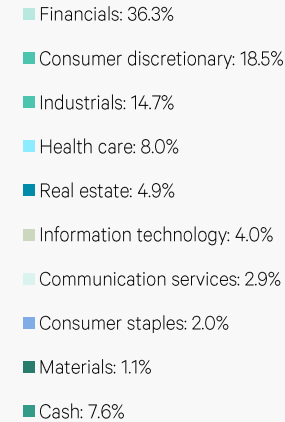
Fully franked dividend yield

5.3%[#]

[#]Based on the 31 December 2020 share price of \$1.135 per share and the FY20 fully franked full year dividend of 6.0 cents per share. WAM Active has 46,806,096 shares on issue

[^]Investment portfolio performance is before expenses, fees and taxes.

Portfolio by sector



History of fully franked dividends



Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
Dec 2020	100.43c [^]	102.97c	102.97c
Nov 2020	99.33c	101.81c	101.81c

[^]The NTA before tax is after the payment of \$260k (0.56 cents per share) in tax during the month.

^{*}Includes 4.14 cents per share of income tax losses available to the Company in future periods.

Top 20 holdings (in alphabetical order)



W | A | M Capital

The most compelling undervalued growth opportunities in the Australian market.

The WAM Capital investment portfolio increased 9.6%[†] in the 2020 calendar year, outperforming the S&P/ASX All Ordinaries Accumulation Index by 6.0%* with an average cash holding of 16.9%. The WAM Capital investment portfolio increased 22.8%* in the financial year to date, outperforming the Index by 7.1%* with an average cash holding of 11.0%.

In December, the WAM Capital investment portfolio outperformed the S&P/ASX All Ordinaries Accumulation Index. Significant contributors to the investment portfolio outperformance included affordable accommodation and services provider Ingenia Communities (ASX: INA) and mortgage broker and financial solutions provider Australian Finance Group (ASX: AFG).

Ingenia owns, operates and develops a portfolio of 74 holiday and lifestyle communities throughout Australia. In December, the company announced three acquisitions: the Big4 Inverloch Holiday Park in the Gippsland region of Victoria; the Middle Rock Holiday Park and Village in Port Stephens, New South Wales; and the Merry Beach Caravan Park on the New South Wales South Coast for a total cost of \$73.9 million. We are positive on Ingenia's holiday parks division, which is benefiting from strong levels of domestic tourism, and we believe the company will continue to make earnings accretive acquisitions. Given the positive backdrop of increasing property prices across Australia, we expect strong demand for Ingenia's residential business, which should be reflected in stronger than expected settlements at the half year result in February.

Australia Finance Group operates the largest aggregation platform of mortgage brokers in Australia, with almost 3,000 brokers offering business finance, insurance and securitised products. With the company leveraged to new loan originations and refinancing for homeowners, we see a positive outlook for the company going forward, driven by a combination of record low interest rates, government stimulus measures and improving consumer confidence.

[†]Investment portfolio performance and index returns are before expenses, fees and taxes.

Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
Dec 2020	179.99c	183.46c	185.11c
Nov 2020	177.09c	181.64c	183.03c

*Includes 0.85 cents per share of tax assets resulting from the acquisition of unlisted investment companies and 8.16 cents per share of income tax losses available to the Company in future periods.

Market capitalisation (ASX: WAM)

\$1,697.5m[#]

Gross assets

\$1,366.9m

Listed equities

\$1,285.3m

Investment portfolio performance (pa since inception Aug 1999)

16.4%[^]

S&P/ASX All Ordinaries Accumulation Index: 8.3%

Dividends paid since inception (per share)

254.0c

Fully franked dividend yield

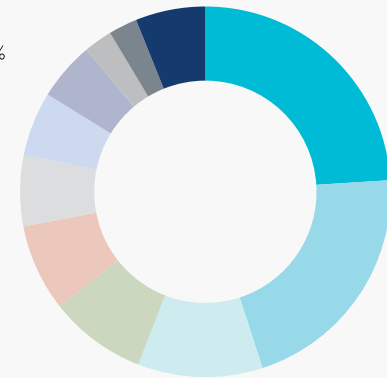
7.0%[#]

[#]Based on the 31 December 2020 share price of \$2.23 per share and the FY20 fully franked full year dividend of 15.5 cents per share. WAM Capital has 761,209,488 shares on issue. During the month, 17,610 shares were issued as part of the CLF takeover offer.

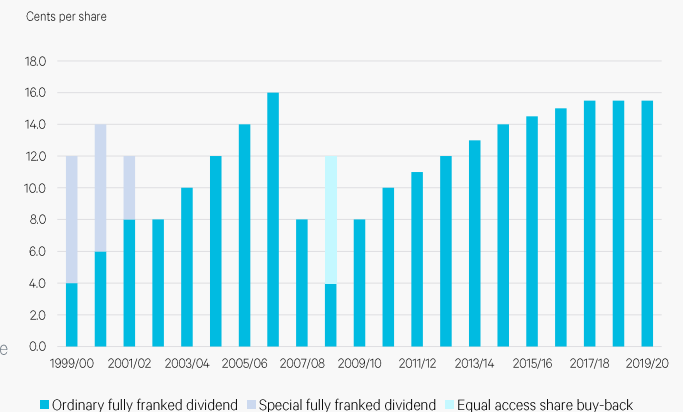
[†]Investment portfolio performance and index returns are before expenses, fees and taxes.

Portfolio by sector

- Financials: 24.0%
- Consumer discretionary: 21.0%
- Industrials: 10.9%
- Consumer staples: 8.5%
- Information technology: 7.6%
- Health care: 6.2%
- Materials: 5.6%
- Communication services: 5.1%
- Energy: 2.5%
- Real estate: 2.5%
- Cash: 6.1%



History of fully franked dividends



Top 20 holdings (in alphabetical order)

AUI	BAP	BRG	BWX	CDA	CIE	CLF	DOW	ELD	FBU
IFM	INA	PDL	PIA	RHC	SGR	SLK	TGG	UMG	VEA

W | A | M Leaders

Actively investing in the highest quality Australian companies.

The WAM Leaders investment portfolio increased 12.7%* in the 2020 calendar year, outperforming the S&P/ASX 200 Accumulation Index by 11.3%*. The WAM Leaders investment portfolio increased 17.1%* in the financial year to date, outperforming the Index by 3.9%*.

In December, the WAM Leaders investment portfolio outperformed the S&P/ASX 200 Accumulation Index. Significant contributors to the investment portfolio outperformance included IGO Limited (IGO: ASX) and BHP Group (BHP: ASX).

IGO Limited is a clean metals exploration and mining company producing nickel, copper and gold. In December, the share price rallied strongly on IGO's entry into the lithium sector, by way of a non-controlling interest in a Western Australia lithium mine and lithium hydroxide plant. This transaction aligns with IGO's long term strategic plan to support the structural shift into battery storage, with the company noting electric vehicle sales are expected to grow approximately 18% per annum through to 2030. If IGO announce the divestment of its Tropicana gold mine, we expect this will be a further positive catalyst for the share price of IGO.

BHP Group is not only the largest resources company on the ASX, but is one of the most diversified; producing iron ore, oil, gas, coal, copper, nickel and uranium. While the December outperformance was primarily driven by higher iron ore prices, we favour BHP for its exposure to oil, nickel and copper in particular. Over the near term, we expect oil prices to be supported by a continued recovery in coronavirus-related demand, for example travel and industrial production, while over the longer term, a catch up in capital expenditure should see a significant tightening in supply. We are constructive on nickel and copper for the same electric vehicle thematic noted in IGO.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Market capitalisation (ASX: WLE)

\$1,137.1m*

Gross assets

\$1,098.2m

Listed equities

\$1,070.5m

Investment portfolio performance (pa since inception May 2016)

12.8%[^]

S&P/ASX 200 Accumulation Index: 8.7%

Dividends paid since inception (per share)

20.15c

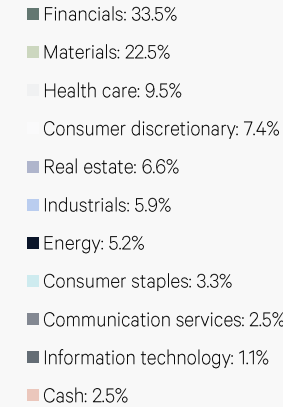
Annualised fully franked interim dividend guidance yield

5.1%*

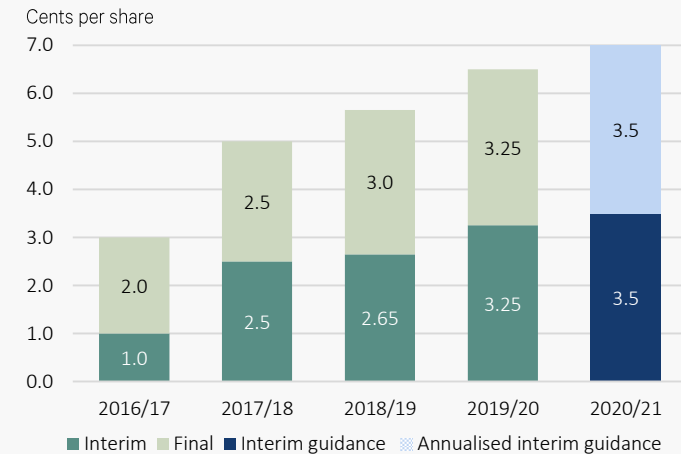
*Based on the 31 December 2020 share price of \$1.36 per share and the annualised FY21 fully franked interim dividend guidance of 7.0 cents per share. WAM Leaders has 836,115,185 shares on issue.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Portfolio by sector



History of fully franked dividends

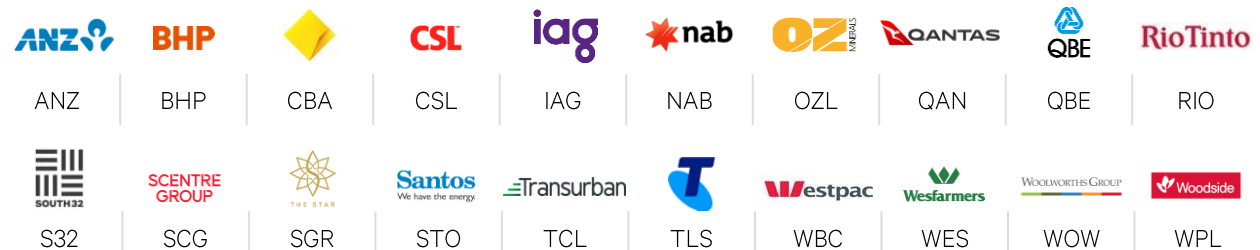


Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
Dec 2020	130.20c [^]	126.51c	126.21c
Nov 2020	128.96c	125.47c	125.09c

[^]The NTA before tax is after the payment of \$3.0m (0.36 cents per share) in tax during the month.

Top 20 holdings (in alphabetical order)



W | A | M Global

The world's most compelling undervalued growth companies.

The WAM Global investment portfolio increased 9.3%* in the 2020 calendar year, outperforming the MSCI World Index (AUD) by 3.7%* with an average cash holding of 9.6%. The WAM Global investment portfolio increased 15.5%* in the financial year to date, outperforming the Index by 5.8%* with an average cash holding of 5.2%.

In December, the WAM Global investment portfolio outperformed the MSCI World Index (AUD). Significant contributors to the investment portfolio outperformance included technology and data service provider Intercontinental Exchange (NYSE: ICE) and building services company API Group (NYSE: APG).

Intercontinental Exchange provides marketplace infrastructure, data services and technology solutions to financial institutions, corporations and government entities. The company operates regulated marketplaces, including the New York Stock Exchange (NYSE), to list, trade and clear derivatives contracts and financial securities. The NYSE reported its busiest year on record for initial public offerings in 2020 with USD81.8 billion raised. In the energy sector, Intercontinental Exchange reported higher than expected capture rates for December, with a 3.2% increase in average daily volume to 2.5 million contracts per day. As data services revenue continues growing in the mid-single digits, we expect this will drive a higher valuation for the overall business. Intercontinental Exchange is also a leading technology provider to the US mortgage industry, and we are positive on this arm of the business. Propelled by the low interest rate environment, and households relocating because of the pandemic, 2020 was the strongest year for mortgage origination volumes since 2003. We expect strength in the housing market to continue, driving double digit growth in the mortgage business.

API Group is the parent company to more than 40 independently managed companies, providing safety solutions, specialty services, and industrial solutions in over 200 locations globally. By focusing on recurring, resilient areas of work, including mandated fire and life building inspections, API Group has performed strongly through the pandemic, and is set to benefit from profitable growth as mobility recovers in 2021 and beyond. With fourth quarter performance exceeding expectations, API Group raised its earnings before interest, tax, depreciation and amortisation guidance to between USD370 million and USD380 million from between USD360 million and USD370 million, and adjusted earnings per share guidance to between USD1.14 and USD1.19 from between USD1.11 and USD1.15. In 2020, API Group controlled costs, maintained strong free cash flow, completed four acquisitions and announced a USD100 million share buyback, which speaks to the quality of the management team in place. We anticipate further capital deployment measures by API Group in the future and continued organic growth will support sustained earnings increases for the company.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
Dec 2020	250.50c [^]	248.49c	244.22c
Nov 2020	249.56c	247.28c	243.09c

[^]The NTA before tax is after the payment of \$1.4m (0.67 cents per share) in tax during the month.

Market capitalisation (ASX: WGB)

\$508.4m[#]

Gross assets

\$534.3m^{*}

Listed equities

\$516.7m

Investment portfolio performance (pa since inception June 2018)

9.9%[^]

MSCI World Index (AUD): 9.8%

Annualised fully franked interim dividend guidance

10.0c





















Cash weighting

3.3%

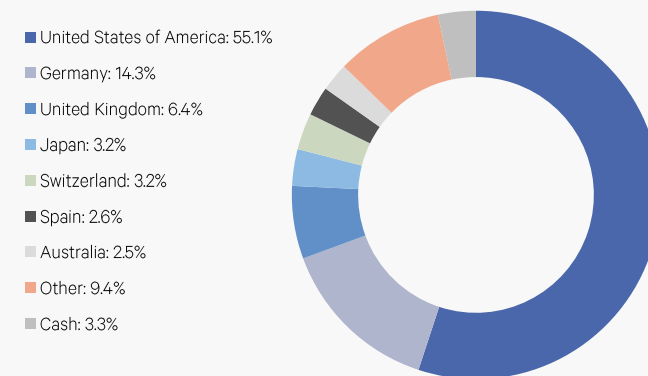
[#]Based on the 31 December 2020 share price of \$2.39 per share and 212,714,212 shares on issue.

[^]Investment portfolio performance and index returns are before expenses, fees and taxes.

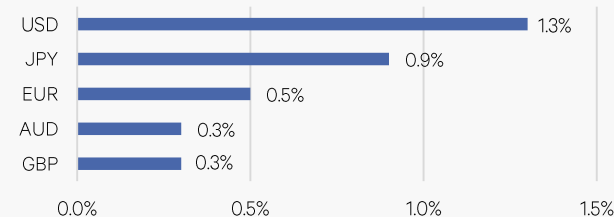
Top 20 holdings (in alphabetical order)

 3038 JP	 700 HK	 AON US	 APG US	 AVTR US	 AZO US	 DB1 GY	 EA US	 FIS US	 FISV US
 H24 GR	 ICE US	 LOW US	 NOMD US	 SAX GR	 SMPL US	 SWON SW	 TMO US	 V US	 ZBRA US

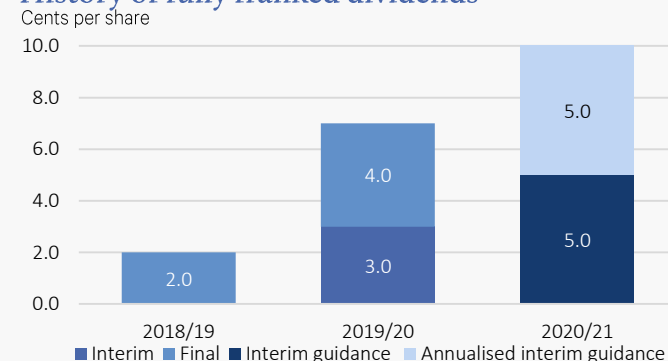
Portfolio by geographical exposure



Cash currency exposure



History of fully franked dividends



W | A | M *Microcap*

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

The WAM Microcap investment portfolio increased 28.7%* in the 2020 calendar year, outperforming the S&P/ASX Small Ordinaries Accumulation Index by 19.5%* with an average cash holding of 18.8%. The WAM Microcap investment portfolio increased 36.4%* in the financial year to date, outperforming the Index by 16.1%* with an average cash holding of 14.0%.

In December, the WAM Microcap investment portfolio increased, with significant contributors to the investment portfolio performance including homeware and fragrance retailer dusk Group (ASX: DSK) and infrastructure software company Sovereign Cloud Holdings (ASX: SOV), trading as AUCloud.

dusk is Australia's leading retailer of home fragrance products such as candles, diffusers and essential oils through its 115 owned and operated stores across Australia and online. In a December trading update, the company provided sales guidance for first half FY2021 of \$90 million to \$90.5 million, up from \$58.7 million in the first half of FY2020. During the coronavirus pandemic, dusk has benefitted from consumers spending more time at home which has increased demand for comfort-related products. The company estimates net cash at the end of December of approximately \$33.5 million and we continue to see a positive outlook for the company driven by the roll out of new stores across Australia.

Listed on 14 December 2020, AUCloud is an infrastructure-as-a-service (IaaS) company supporting the secure and continuous delivery of information to the Australian government, the Australian Defence Force (ADF) and Critical National Industry communities. We invested in AUCloud through a pre-initial public offering (Pre-IPO) investment, as part of the strategy implemented following the WAM Microcap capital raising in August 2020. AUCloud has a successful partner channel with a number of the largest global software companies and a strong market opportunity, with the company estimating the Australian government will spend in excess of \$13 billion per year on information and communications technology through to 2030. AUCloud is well positioned to capitalise on these investment initiatives as a direct provider of IaaS services and through a channel partner selling into the Australian Government or ADF. Shares in AUCloud rose more than 50% on its first day of trading.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Market capitalisation (ASX: WMI)

\$390.7m[#]

Gross assets

\$335.1m

Listed equities

\$306.5m

Investment portfolio performance (pa since inception June 2017)

23.8%[^]

S&P/ASX Small Ordinaries Accumulation Index: 10.6%

Dividends paid since inception (per share)

21.75c

Fully franked full year dividend

Fully franked special dividend

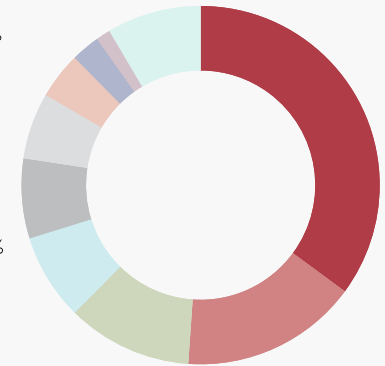
6.0c

3.0c

[#]Based on the 31 December 2020 share price of \$1.89 per share and 206,697,507 shares on issue.

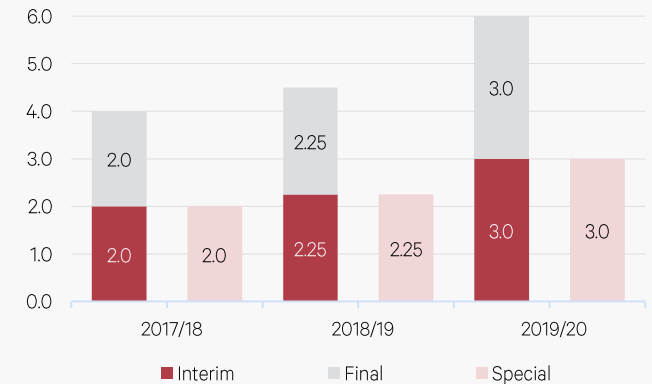
[^]Investment portfolio performance and index returns are before expenses, fees and taxes.

Portfolio by sector



History of fully franked dividends

Cents per share



Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
Dec 2020	158.54c [^]	155.61c	148.63c
Nov 2020	155.58c	152.21c	145.89c

[^]The NTA before tax is after the payment of \$2.0m (0.97 cents per share) in tax during the month.

Top 20 holdings (in alphabetical order)

BBN	CAJ	DSK	EGG	EHE	EVO	GDG	HT1	IFM	MLD
MTO	NTD	PPE	SKO	SSG	SWM	THL NZ	TRS	VGL	VVA

W | A | M *Alternative Assets*

Access to unique opportunities beyond traditional assets

In December, WAM Alternative Assets investment partner, Fortitude Investment Partners, won the 'Small-Cap Investment under \$100 million' award at the Australian Investment Council's 2020 Investing for Growth Awards for its investment in Sunfresh Salads. The business is now known as HS Fresh Food, and is a producer of high-quality, locally sourced food. HS Fresh Food's structural and innovative approach to new product development, combined with its strong reputation for food safety and quality, gave the business a competitive advantage to adapt in a rapidly changing consumer demand environment.

During the month we were pleased to see that one of the software-as-a-service (SAAS) businesses within our private equity portfolio successfully raised capital from new investors at approximately 30% above the carrying value of the underlying asset. Since the fund's initial investment, the value of the underlying asset has quadrupled. The capital raising came off the back of strong financial performance in CY2020, as the business saw a material spike in usage across its client base.

Market capitalisation (ASX: WMA)

\$188.0m*

Share Price

\$0.97

Gross Assets

\$209.9m

Pre-tax net tangible assets

\$1.09

*Based on 193,829,724 shares on issue.

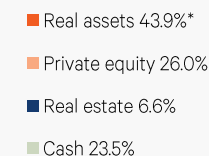
About WAM Alternative Assets

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



*Total water entitlements exposure is 33.6%.

Portfolio structure	Current value (\$m)		+/- Prior month	
	\$m	%	\$m	%
Real assets	92.2	43.9	(0.2)	(0.2)
Private equity	54.6	26.0	2.7	5.2
Real estate	13.8	6.6	-	-
Cash ¹	49.3	23.5	1.2	2.5
Grand total	209.9	100.0	3.7	1.8

¹Includes a \$1.3m capital commitment to the Strategic Australian Agriculture Fund.

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

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
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Dec 2020	108.57c [^]	108.86c	107.85c
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Nov 2020	106.58c	107.36c	106.76c
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[^]The NTA before tax is after the refund of \$1.1m (0.58 cents per share) for the FY2020 income tax return.

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



An Australian online wine retailer

Real Estate



2 Rector Street, Manhattan, New York

441 Ninth Avenue, Manhattan, New York



Darra Industrial Income Fund, Queensland

Revesby Industrial Income Fund, New South Wales

The WAM Research investment portfolio increased 11.9%* in the 2020 calendar year, outperforming the S&P/ASX All Ordinaries Accumulation Index by 8.3%* with an average cash holding of 17.4%. The WAM Research investment portfolio increased 27.3%* in the financial year to date, outperforming the Index by 11.6%* with an average cash holding of 11.3%.

In December, the WAM Research investment portfolio increased, with significant contributors to the investment portfolio performance including mortgage broker and financial solutions provider Australian Finance Group (ASX: AFG) and mining services company Imdex (ASX: IMD).

Australia Finance Group operates the largest aggregation platform of mortgage brokers in Australia, with almost 3,000 brokers offering business finance, insurance and securitised products. With the company leveraged to new loan originations and refinancing for homeowners, we see a positive outlook for the company going forward, driven by a combination of record low interest rates, government stimulus measures and improving consumer confidence.

Imdex is a mining services and technology company that develops drilling optimisation products and sensors for mining companies to conduct minerals exploration. The company is set to benefit from increasing commodity prices in gold, copper and iron ore, which form 82% of its commodity exposure and should contribute to increased levels of exploration expenditure in 2021. Imdex has a net cash balance sheet and we see the potential for the company to make earnings accretive acquisitions.

*Investment portfolio performance and index returns are before expenses, fees and taxes.

Market capitalisation (ASX: WAX)

\$303.8m[#]

Gross assets

\$225.7m

Listed equities

\$203.6m

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

15.8%[^]

S&P/ASX All Ordinaries Accumulation Index: 8.9%

Dividends paid since inception (per share)

114.1c

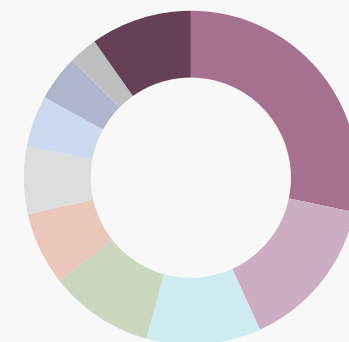
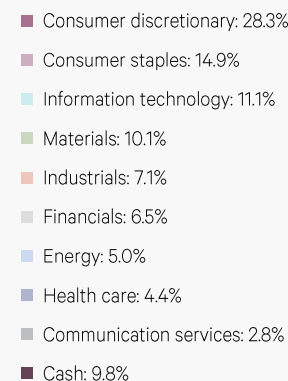
Fully franked dividend yield

6.3%[#]

[#]Based on the 31 December 2020 share price of \$1.56 per share and the FY20 fully franked full year dividend of 9.8 cents per share. WAM Research has 194,743,490 shares on issue.

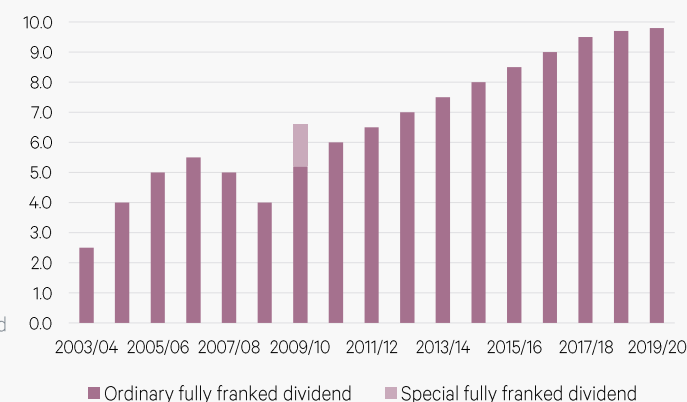
[^]Investment portfolio performance and index returns are before expenses, fees and taxes.

Portfolio by sector



History of fully franked dividends

Cents per share



Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
Dec 2020	113.87c	115.12c	114.25c
Nov 2020	112.58c	114.53c	113.35c

*Includes 5.73 cents per share of income tax losses available to the Company in future periods.

Top 20 holdings (in alphabetical order)

