

# February 2022 Investment Update

Pre-tax  
NTA

W | A | M *Capital*

\$1.71

W | A | M *Leaders*

\$1.47

W | A | M *Global*

\$2.46

W | A | M *Microcap*

\$1.63

W | A | M *Alternative Assets*

\$1.26

W | A | M *Strategic Value*

\$1.24

W | A | M *Research*

\$1.11

W | A | M *Active*

\$0.91

Dear Fellow Shareholders,

It has been a challenging month for humanity and equity markets with devastating events occurring both locally and globally. Understanding it has been a difficult period, and that in these times there are numerous causes, we have focused on supporting the Ukraine humanitarian crisis and the Australian floods.

Globally, equity and bond markets experienced a difficult month in February as concerns surrounding the Russian invasion of Ukraine increased. In the first half of the month, investors' unease remained over anticipated interest rate hikes by the US Federal Reserve in order to control inflation. Towards the second half of the month, the focus turned to the ongoing humanitarian crisis impacting the people of Ukraine. This dampened expectations for rate hikes and delivered a further hit to growth expectations. Oil prices surged to seven-year highs on the back of geopolitical tensions, with Brent oil prices reaching over \$100 per barrel. The MSCI World Index (AUD) closed down 5.4% for the month, the Euro Stoxx 50 Index fell 6.0%, the US S&P 500 Index fell 3.1%, Japan's TOPIX Index was down 0.5% and the UK FTSE 100 Index was also down 0.1%, while China's CSI 300 Index rose 0.4% in local terms.

Locally, the Reserve Bank of Australia left the official cash rate at 0.1%, with markets now pricing in four rate rises this calendar year. The February reporting season was strong overall, with more companies beating expectations than missing, and earnings outlooks more positive than expected. Australian equities were up for the month with the S&P/ASX 200 Accumulation Index increasing 2.1% and the S&P/ASX All Ordinaries Accumulation Index up 1.7%. Demand for gold was supported by its status as a safe-haven asset, while the technology sector was the worst performer domestically for the second month in a row.

#### Join us in supporting the humanitarian crisis in Ukraine and Australians affected by floods

##### Ukraine humanitarian crisis

We acknowledge and commend the strength and the courage of all in Ukraine and note the growing national movement in Russia against its current leader's aggression. We would like to help and make a difference where we can. Two organisations that we believe are having a significant impact on improving the conditions for those suffering include [The Ukraine Crisis Appeal](#) and [Voices of Children](#). Wilson Asset Management will be supporting both charities, with donations being made by the investment manager, not the listed investment companies managed on behalf of shareholders.

We will be raising up to \$1 million for The Ukraine Crisis Appeal. Wilson Asset Management will match funds raised by shareholders and supporters. If you are able to, we encourage you to help. Donations made [here](#) will be matched by Wilson Asset Management. **Please write Wilson Asset Management in the request box to ensure your donation will be matched.**

##### Australian floods

Wilson Asset Management will again be donating to the Foundation for Rural and Regional Renewal (FRRR) Disaster Resilience and Recovery Fund to support communities impacted by the floods.

This is an invested fund that grows with donations over time to generate earnings each year to be used to support communities' long-term recovery. Wilson Asset Management's early contribution in 2019 encouraged others to contribute and the fund now holds \$5 million. If you can help, please donate at [frrr.org.au/giving/flood-recovery-appeal-wam/](http://frrr.org.au/giving/flood-recovery-appeal-wam/). Together, let's raise money to support those affected.

##### WAM Alternative Assets Megatrends Series

Portfolio Manager Dania Zinurova released the final video in the four-part [WAM Alternative Assets Megatrends Series](#), focusing on the increasing demand for food and the opportunities that WAM Alternative Assets can access in this trend.

##### In the media

Portfolio Manager John Ayoub recently discussed how investors can navigate an international crisis, as well as the sectors and stocks he thinks will thrive in today's volatile market on [Fear and Greed](#).

##### FY2022 interim results webinars

We recently held webinars for our eight listed investment companies, where the investment teams and I discussed the FY2022 interim results and answered questions from our shareholders. You can listen to the recordings and read the transcripts [here](#). Future Generation Australia (ASX: FGX) and Future Generation Global (ASX: FGG) also held a webinar to discuss full year results and answer questions from shareholders. You can listen to the [recording](#) and read the [transcript](#).

##### Defective Keybridge takeover bid

During the month, Keybridge Capital Limited (ASX: KBC) announced a disingenuous takeover bid for WAM Active (ASX: WAA), issuing a subsequent notice to propose resolutions to elect six new directors to the WAM Active board. WAM Active received the purported notice of meeting from Keybridge on 14 February 2022, seeking to call a WAM Active general meeting on Thursday 17 March 2022 at 10:00am (Sydney time) to elect the new directors.

I strongly encourage all shareholders to [vote against](#) all resolutions put forward by KBC using the Official Proxy Form and online voting facility provided by WAM Active and attend the [WAM Active general meeting online](#) on Thursday 17 March 2022 at 10:00am (Sydney time).

Thank you for your continued support and please stay safe.



Geoff Wilson AO  
Chairman &  
Chief Investment Officer



# LIC snapshot



## W | A | M *Capital*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAM

Share price*	\$2.20
NTA before tax	\$1.71
Annualised fully franked interim dividend	15.5cps
Profits reserve#	19.3cps

## W | A | M *Leaders*

Actively investing in the highest quality Australian companies

ASX: WLE

Share price*	\$1.52
NTA before tax	\$1.47
Annualised fully franked interim dividend	8.0cps
Profits reserve#	33.4cps

## W | A | M *Global*

The world's most compelling undervalued growth companies

ASX: WGB

Share price*	\$2.22
WGBO option price*	\$0.007
NTA before tax	\$2.46
Annualised fully franked interim dividend	11.0cps
Profits reserve#	39.0cps

## W | A | M *Microcap*

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

ASX: WMI

Share price*	\$1.865
NTA before tax	\$1.63
Annualised fully franked interim dividend	10.0cps
Profits reserve#	52.0cps

## W | A | M *Alternative Assets*

Unique opportunities beyond traditional assets

ASX: WMA

Share price*	\$1.08
NTA before tax	\$1.26
Annualised fully franked interim dividend	4.0cps
Commencement date	14 October 2020
Profits reserve#	17.9cps

## W | A | M *Strategic Value*

Discounted asset opportunities

ASX: WAR

Share price*	\$1.13
NTA before tax	\$1.24
Inaugural fully franked interim dividend	1.0cps
Listing date	28 June 2021
Profits reserve#	4.6cps

## W | A | M *Research*

The most compelling undervalued growth opportunities in the Australian market

ASX: WAX

Share price*	\$1.63
NTA before tax	\$1.11
Annualised fully franked interim dividend	10.0cps
Profits reserve#	43.9cps

## W | A | M *Active*

Mispricing opportunities in the Australian market

ASX: WAA

Share price*	\$1.07
WAAOA option price*	\$0.012
NTA before tax	\$0.91
Annualised fully franked interim dividend	6.0cps
Profits reserve#	7.8cps

\*As at 11 March 2022.

#The profits reserve figures are as at 28 February 2022 in cents per share (cps).

# W | A | M *Microcap*

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

The WAM Microcap (ASX: WMI) investment portfolio decreased during February. Australia's leading media company Seven West Media (ASX: SWM) was a contributor to the investment portfolio performance while national data and voice services provider Swoop (ASX: SWP) was a detractor.

Seven West Media is a media corporation with market-leading presence in content production across broadcast television, publishing and digital. During the month, the company announced its financial results for the half year to 25 December 2021. The group's profit before significant items, net finance costs and tax from continuing operations was \$204 million, up 34% compared to the prior year. Its strong result was reflective of its television network Seven returning to the number one position in ratings and the solid growth of the television advertising market. We believe Seven West Media's future runway for growth will be driven by its strong balance sheet and its potential expansion into subscription streaming services.

Swoop is a national internet and telecommunications provider to wholesale, business and residential customers with a focus on fibre and fixed wireless infrastructure. In February 2022, the company reported its half year results to 31 December 2021, announcing a 62% growth in revenue and a 130% increase in underlying earnings before interest, tax, depreciation and amortisation (EBITDA) compared to the prior year. The company completed three earnings accretive acquisitions during the period with a further two acquisitions to be completed over the coming months. As at 31 December 2021, Swoop had \$44.6 million in cash and a \$30 million loan facility which is close to finalising. Despite the share price weakness in February, we remain confident on the organic growth profile of the business with additional upside coming from acquisitions.

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
February 2022	163.40c	157.88c	155.00c
January 2022	164.34c	159.22c	155.52c

## Market capitalisation (ASX: WMI)

\$381.2m<sup>#</sup>

## Gross assets

\$344.9m

## Listed equities

\$309.3m

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

21.7%<sup>^</sup>

S&P/ASX Small Ordinaries Accumulation Index: 9.3%

## Dividends paid since inception (per share)

33.75c

## Annualised fully franked interim dividend

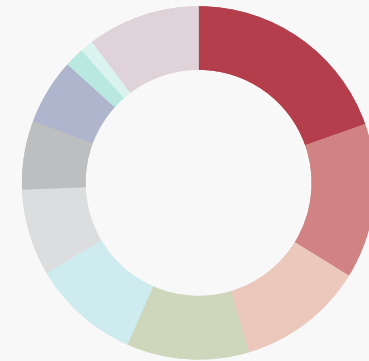
10.0c

<sup>#</sup>Based on the 28 February 2022 share price of \$1.83 per share. WAM Microcap has 208,288,344 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.

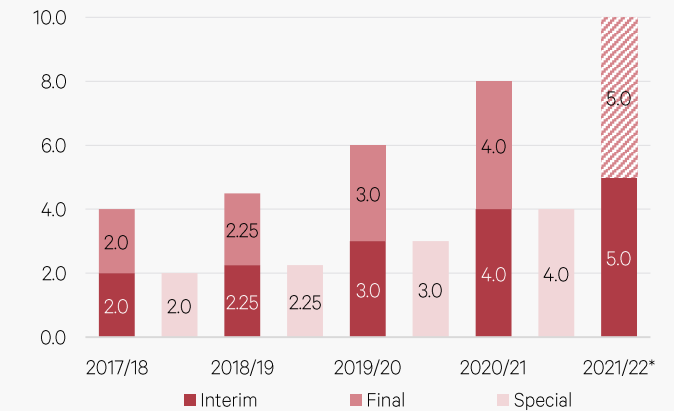
## Diversified investment portfolio by sector

- Consumer discretionary: 19.6%
- Industrials: 14.2%
- Communication services: 11.6%
- Information technology: 11.2%
- Materials: 9.9%
- Financials: 7.9%
- Consumer staples: 6.3%
- Health care: 6.0%
- Energy: 1.8%
- Real estate: 1.2%
- Cash: 10.3%



## History of fully franked dividends

Cents per share



\*Annualised interim dividend.

## Top 20 holdings (in alphabetical order)

ARDENT LEISURE	ATOMOS	austin	CAPITOL HEALTH LIMITED	DPH1 LIMITED	DGL	enero	experiancabo	generation development group	Iris Energy
ALG	AMS	ANG	CAJ	DDH	DGL	EGG	EXP	GDG	IREN US
VIA	MAGGIE BEER HOLDINGS	MyState Limited	PFP FUNERAL PARTNERS	Peoplein	RIDLEY	SILK LOGISTICS HOLDINGS	swoop	thl	TUAS Building Better Connections
MAF	MBH	MYS	PFP	PPE	RIC	SLH	SWP	THL NZ	TUA

# W | A | M Capital

The most compelling undervalued growth opportunities in the Australian market.

The WAM Capital (ASX: WAM) investment portfolio decreased during February. Entertainment operator Ardent Leisure (ASX: ALG) was a contributor to the investment portfolio performance, while telecommunications service provider Uniti Group (ASX: UWL) was a detractor.

Ardent Leisure owns and operates leisure and entertainment businesses across Australia and the US including theme parks such as Dreamworld, WhiteWater World and SkyPoint. During the month, Ardent Leisure announced its FY2022 half year results that beat expectations in its key US business, Main Event Entertainment, which operates 45 bowling centres located in 16 states in the US. Main Event Entertainment continued to outperform constant centre revenue expectations, by achieving levels of over 20% growth in the financial year to date compared to pre coronavirus levels in FY2020. Main Event Entertainment's growth pipeline remains robust with plans for three new centres to open in the second half of FY2022. As domestic and international border restrictions continue to ease, we believe momentum will return to the entertainment sector and we see a strong outlook for both Main Event Entertainment and Dreamworld.

Uniti Group is focused in the construction of core telecommunications infrastructure and is the owner and operator of fibre cable networks across Australia. In February 2022, Uniti Group announced its FY2022 half year results, reporting a 98.4% increase in revenue to \$109.5 million and a 130.3% increase in operating cash flow to \$65.4 million compared to the prior period. The company also delivered record earnings before interest, tax, depreciation and amortisation (EBITDA) of \$70.5 million, a 140.3% increase from \$29.3 million compared to the prior period. Despite achieving results in-line with market expectations, Uniti Group's half year results disappointed the market, resulting in a fall in its share price following the announcement. During the month, Uniti Group commenced its on-market share buyback and we see the ability for the company to make earnings accretive acquisitions given its strong balance sheet.

## Market capitalisation (ASX: WAM)

\$2,010.5m<sup>#</sup>

## Gross assets

\$1,589.8m

## Listed equities

\$1,353.3m

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

15.8%<sup>^</sup>

S&P/ASX All Ordinaries Accumulation Index: 8.4%

## Dividends paid since inception (per share)

269.5c

## Annualised fully franked interim dividend yield

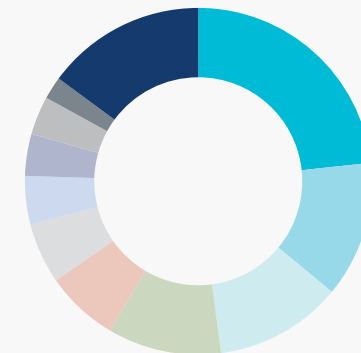
7.1%<sup>#</sup>

<sup>#</sup>Based on the 28 February 2022 share price of \$2.17 per share and the annualised FY22 fully franked interim dividend of 15.5 cents per share. WAM Capital has 926,483,006 shares on issue. During the month, 2,696,360 shares were issued as part of the PAF takeover offer.

<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.

## Diversified investment portfolio by sector

- Consumer discretionary: 23.3%
- Financials: 12.7%
- Communication services: 11.9%
- Industrials: 10.6%
- Materials: 6.8%
- Health care: 5.7%
- Consumer staples: 4.5%
- Energy: 3.9%
- Information technology: 3.6%
- Real estate: 2.1%
- Cash: 14.9%



## 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*
February 2022	171.12c	179.78c	179.99c
January 2022	174.02c	182.19c	181.89c

\*Includes 1.14 cents per share of tax assets resulting from the acquisition of unlisted investment companies and 6.70 cents per share of income tax losses available to the Company in future periods.

## Top 20 holdings (in alphabetical order)

AUSTRALIAN Clinicallabs	ARDENT LEISURE	ALS	ARB 4X4 ACCESSORIES	Accent Group	BRICKWORKS LIMITED	carsales.com ltd	Credit Corp Group	ctm	EVENT HOSPITALITY & ENTERTAINMENT
ACL	ALG	ALQ	ARB	AX1	BKW	CAR	CCP	CTD	EVT
GUD	idp	iph	MGH PROPERTY MANAGEMENT	ohh! unmissable	PM Capital ASIAN OPPORTUNITIES FUNDS LIMITED	PEXA	Steadfast THE STRENGTH YOU NEED	tpg TELECOM	VIVA Energy
GUD	IEL	IPH	MGH	OML	PAF	PXA	SDF	TPG	VEA

# W | A | M Leaders

Actively investing in the highest quality Australian companies.

The WAM Leaders (ASX: WLE) investment portfolio increased during the month, outperforming the S&P/ASX 200 Accumulation Index. Significant contributors to the investment portfolio outperformance during the FY2022 February reporting season included Westpac Banking Corporation (ASX: WBC), National Australia Bank (ASX: NAB), Endeavour Group (ASX: EDV) and Computershare (ASX: CPU).

February reporting season was strong overall, with more companies beating expectations and earnings outlooks more positive than expected. Despite low market expectations, Westpac Banking Corporation delivered a sound result that saw a strong increase in the share price. National Australia Bank continues to be our top pick in the sector, demonstrating strong revenue growth and constrained cost growth, with its reported net interest margin (NIM) declining less than market expectation. Overall, the banks' results demonstrated a turning point for investors to focus on the upside from the Reserve Bank of Australia's cash rate hikes expected to commence this year. With valuation support and earnings momentum, we expect the banking sector will continue to perform over the coming months.

Endeavour Group is a leading hospitality and liquor business. The company posted a very strong interim result, demonstrating a combination of earnings resilience and disciplined management execution. The result showed little impact from coronavirus-related interruptions on the retail business with momentum continuing to build in the hotels business as the omicron variant impact dissipates. We remain constructive on Endeavour Group as both retail and hotel divisions benefit from increased leisure and entertainment spending, and we believe there is a compelling capital expenditure investment profile and multiple growth avenues for the company including its data strategy, EndeavourX and private label brands.

Computershare operates share registries and provides software specialising in financial and stock markets and is one of the most interest rate exposed companies on the ASX as it earns interest on cash balances. Management quantified the exact exposure in its interim results, noting that a 100 basis point increase in average rates would improve annualised earnings by 26 cents per share. For context, Computershare reported earnings of 51 cents per share in FY2021. With as many as six rate rises forecasted in the US over the next 12 months, Computershare's earnings trajectory is compelling.

## Market capitalisation (ASX: WLE)

\$1,568.5m\*

## Gross assets

\$1,559.2m

## Listed equities

\$1,494.9m

## Investment portfolio performance (pa since inception May 2016)

15.5%<sup>^</sup>

S&P/ASX 200 Accumulation Index: 9.1%

## Dividends paid since inception (per share)

27.15c

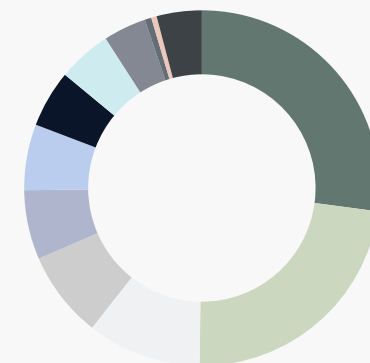
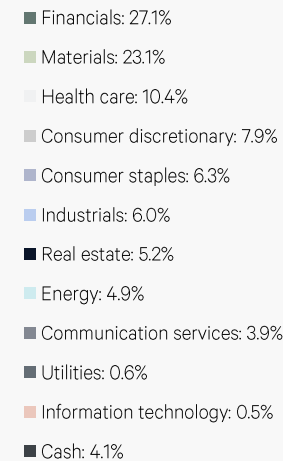
## Annualised fully franked interim dividend yield

5.3%\*

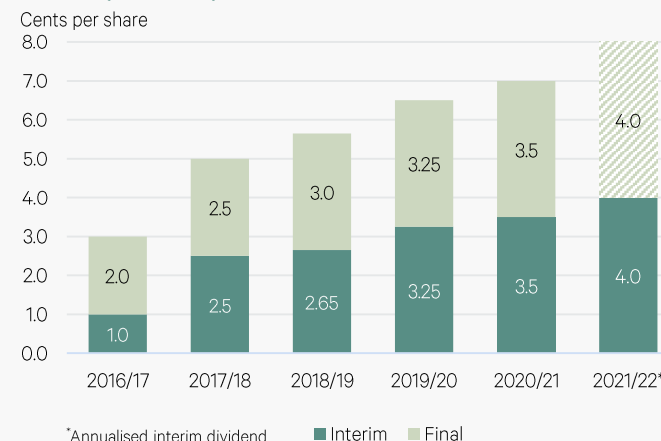
\*Based on the 28 February 2022 share price of \$1.52 per share and the annualised FY22 fully franked interim dividend of 8.0 cents per share. WAM Leaders has 1,031,930,879 shares on issue.

<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.

## Diversified investment 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
February 2022	147.46c <sup>^</sup>	144.46c	143.12c
January 2022	142.20c	139.91c	138.94c

<sup>^</sup>The NTA before tax is after the payment of \$1.9m (0.18 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 (ASX: WGB) investment portfolio decreased during February. Infrastructure services company Quanta Services (NYSE: PWR) was a contributor to the investment portfolio performance, while online travel services company Booking Holdings (NASDAQ: BKNG) was a detractor.

Quanta Services is a leading specialty contractor providing fully integrated infrastructure solutions to the utility, energy and communications industries. In February 2022, Quanta Services reported a strong 2021 full year result ahead of market expectations, and outlined a positive outlook for 2022 and beyond, supported by record levels of orders. Robust demand continues to be seen for grid modernisation, system hardening, 5G deployments, electric vehicle charging infrastructure and renewable energy interconnection services. Quanta Services is at the forefront of enabling the energy transition towards renewables, and their recent acquisition of Blattner cements their market leading position in this area. We expect meaningful growth and cost synergies in the future. The full year result was particularly impressive in light of a challenging macroeconomic backdrop of a tight labour market and supply chain constraints. This was a result of prior investment into craft skilled labour, being operationally nimble and its ability to work closely with its client base, which is a reflection of the quality of the management team. We believe Quanta Services has a compelling demand backdrop and can sustain double digit earnings growth.

Booking Holdings is a global leader in online travel and related services. In February 2022, Booking Holdings reported its 2021 full year results, ahead of market expectations. The company highlighted a fast paced recovery in travel with meaningful improvement to top-line trends with room bookings per-night in February 2022 reaching pre-coronavirus levels. Despite its positive earnings result, Booking Holdings was a detractor to WAM Global's investment portfolio performance due to the impact of geopolitical tensions between Russia and Ukraine. Although the two countries only represent a fraction of total gross bookings at Booking Holdings, the conflict in Eastern Europe has resulted in near term uncertainty on the recovery of travel in 2022. We remain positive on the long-term outlook for Booking Holdings, and believe there is significant pent up demand for global leisure travel and the company will emerge from the pandemic in a stronger competitive position. Booking Holdings is a beneficiary of the secular shift to online travel bookings and the hotel industry's increased reliance on Booking Holdings' capabilities to improve occupancy rates. Further, Booking Holdings' initiatives in expanding its services beyond accommodation into payments, flight bookings and car rentals will lead to significant cross-selling opportunities that are currently under appreciated by the market.

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
February 2022	245.80c <sup>^</sup>	246.87c	246.53c
January 2022	261.92c	261.26c	257.41c

<sup>^</sup>The NTA before tax is after the payment of \$2.0m (0.57 cents per share) in tax during the month. The above February NTA figures are not adjusted for the 278,467,744 options on issue which are trading under the ASX code WGB0 with an exercise price of \$2.54 per option and expire on 12 September 2022.

## Market capitalisation (ASX: WGB)

\$791.1m\*

## Gross assets

\$862.7m

## Listed equities

\$804.2m

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

9.1%<sup>^</sup>

MSCI World Index (AUD): 11.9%

## Annualised fully franked interim dividend

11.0c

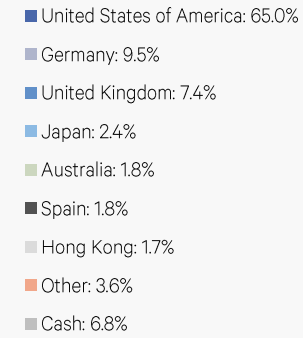
## Cash weighting

6.8%

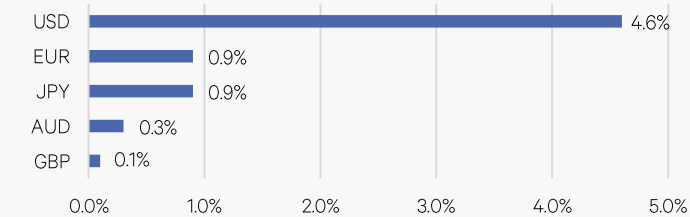
\*Based on the 28 February 2022 share price of \$2.26 per share and 350,046,329 shares on issue.

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

## Portfolio by geographical exposure

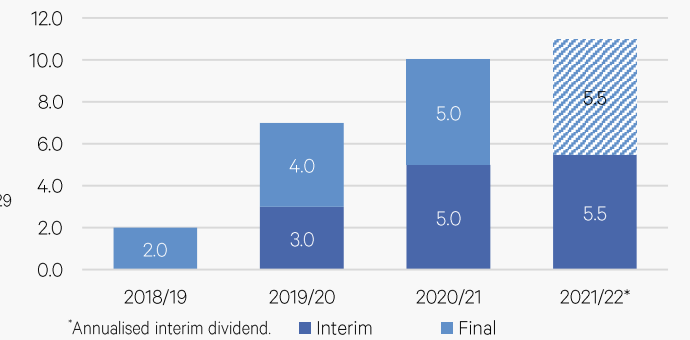


## Cash currency exposure

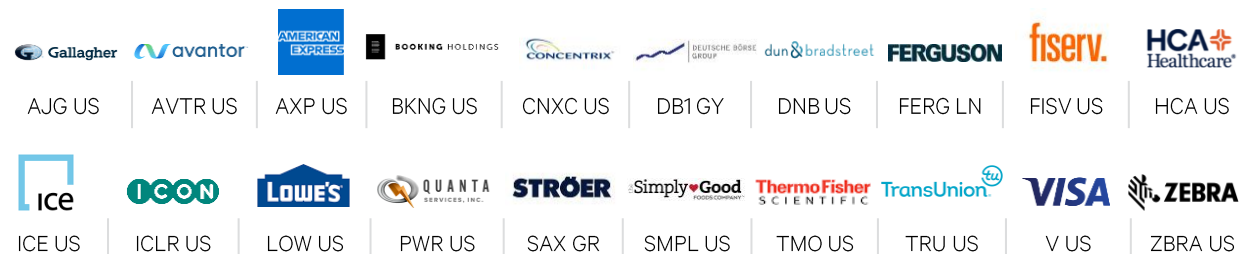


## History of fully franked dividends

Cents per share



## Top 20 holdings (in alphabetical order)



# W | A | M *Alternative Assets*

## Unique opportunities beyond traditional assets

The WAM Alternative Assets investment portfolio increased during the month with the Birch & Waite Fund (B&W) and the Argyle Water Fund (AWF) contributing to the investment portfolio performance.

WAM Alternative Assets' investment in the B&W fund is managed by our investment partner, Fortitude Investment Partners. The underlying company is a food manufacturer of premium mayonnaise, sauces, dressings and desserts for customers in the food service, food manufacturing, retail and export channels. The B&W business has seen significant growth and an increase in earnings before interest, tax, depreciation and amortisation (EBITDA), driving an increase in the carrying value of the fund. We remain positive on this investment as it fits into the long-term megatrend of the increasing demand for food.

WAM Alternative Assets' investment in the AWF is managed by our investment partner, Argyle Capital Partners. Increases in the valuation of the AWF's Southern Murray-Darling Basin water entitlements resulted in further increases to the carrying value of the fund during February. As per our November 2021 investment update, the demand for water entitlements has continued to outstrip supply. Argyle Capital Partners has observed strong bidding interest from a mix of existing family and corporate irrigators, retiring farmers and investors seeking non-correlated returns, and few motivated sellers given the current buoyant agricultural outlook, low interest rates and positive cash flows across most irrigated industries. Conversely, spot water allocation prices continue to fall driven by the increased rainfall and availability of water. The Southern Murray-Darling Basin is also well supplied from above average rainfall during spring, and was not impacted by the heavy rainfall and flooding experienced in Queensland and New South Wales during the month. The AWF is well positioned for this time of year having already sold the vast majority of its water allocation position for the 2021/22 season.

Market capitalisation (ASX: WMA)

\$209.7m\*

Share price

\$1.08

Gross assets

\$244.3m

Annualised fully franked interim dividend

4.0c

\*Based on 194,167,007 shares on issue.

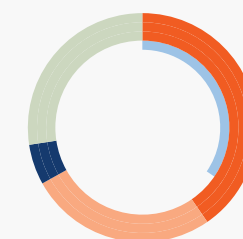
## About WAM Alternative Assets

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 includes:  
Water Rights: 34.5%

\*Total capital commitments are 19.5%.

Portfolio structure	Current value		+/- Prior month	
	\$m	%	\$m	%
Real assets	98.7	40.4	1.0	1.0
Private equity	64.7	26.5	-	-
Real estate <sup>†</sup>	14.0	5.7	-	-
Cash <sup>†</sup>	66.9	27.4	3.0	4.7
<b>Grand total</b>	<b>244.3</b>	<b>100.0</b>	<b>4.0</b>	<b>1.7</b>

<sup>†</sup>Includes capital commitments to the Palisade Diversified Infrastructure Fund (\$15.0m); the Barwon Institutional Healthcare Property Fund (\$15.0m); the CEN (I&L) Partnership Fund (\$10.0m); the Adamantem Fund 2 (\$6.2m) and the Strategic Australian Agriculture Fund (\$1.3m).

<sup>†</sup>During the month, \$2.6m of initial exit proceeds was received from our investment in the 441 Ninth Avenue Trust.

## 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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February 2022	125.97c	124.82c	121.12c
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January 2022	123.87c	122.87c	119.55c
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## 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

### 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



Independent Australian property investment manager

# W | A | M Strategic Value

Discounted asset opportunities.

The WAM Strategic Value (ASX: WAR) investment portfolio decreased during the month as equities around the globe were impacted by concerns surrounding the Russian invasion of Ukraine and expectations of interest rate hikes by central banks. Detractors to the investment portfolio performance included Pengana International Equities (ASX: PIA), VGI Partners Global Investments (ASX: VG1), VGI Partners Asian Investments (ASX: VG8) and Magellan Global Fund (ASX: MGF). WAM Strategic Value continues to see these companies as compelling investment opportunities. We remain confident in our ability to provide investors with reduced risk, compared to investing directly in the underlying securities, through the diversification benefits provided in the investment portfolio.

Pleasingly, Westoz Investment Company (ASX: WIC) and Ozgrowth (ASX: OZG) were strong contributors to the investment portfolio performance. As reported in our December 2021 investment update, WIC, OZG and WAM Capital (ASX: WAM) announced Scheme Implementation Agreements to merge the three entities under separate transactions. The Scheme Booklets have since been dispatched to WIC and OZG shareholders following the Supreme Court of Western Australia's order to convene a meeting on Monday 4 April 2022 to approve the Scheme. We continue to see upside potential in the share price of both WIC and OZG as the share price discount to NTA closes and the full value of the Scheme is reflected.

During February 2022, Absolute Equity Performance Fund (ASX: AEG) announced that it had begun a consultation process where it will consider all practical options relating to the continuation of the company as a listed entity, including the termination of the company and a return of capital to shareholders. Absolute Equity Performance Fund focuses on investing in Australian listed securities with an aim of achieving absolute returns regardless of market conditions and traded at a 17.6% share price discount to its February 2022 net tangible assets. We welcome the Absolute Equity Performance Fund Board of Directors' decision to commence a review of the company which will provide its shareholders with certainty and clarity on their investment.

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains	NTA after tax
February 2022	124.27c	124.14c	125.07c
January 2022	125.85c	125.83c	126.09c

Market capitalisation (ASX: WAR)

\$200.7m\*

Inaugural fully franked interim dividend

1.0cps

\*Based on the 28 February 2022 share price of \$1.115 per share and 180,000,001 shares on issue.  
^Gross assets exclude the \$1.74m 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

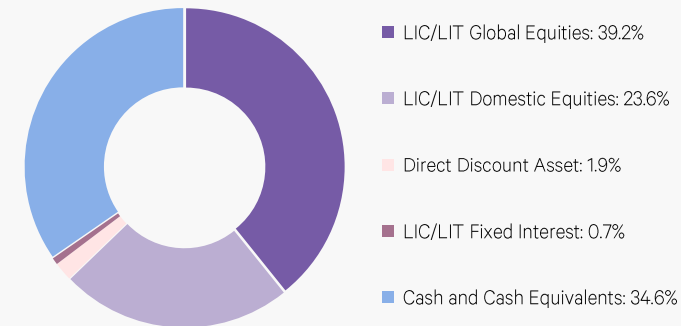
Gross assets

\$222.5m^

Pre-tax net tangible assets

\$1.24

Diversified investment portfolio by listed investment company/trust (LIC/LIT) sector



February 2022 look-through pre-tax NTA

\$1.34

## Look-through NTA before tax

The Australian Accounting standards require the Company's pre-tax NTA to be calculated based on the market price (or share price) of the underlying investment portfolio. The Company's look-through pre-tax NTA is an estimation of the Company's pre-tax NTA calculated using the estimated or most recently available pre-tax NTA of the underlying investment portfolio as at the end of the month. The look-through pre-tax NTA of the Company is indicative only and provides an estimate for investors of the value of the underlying investment portfolio, assuming the share price discount to NTA of the underlying discounted asset opportunities are closed.

## Top holdings (in alphabetical order)

 AUI	 CIN	 EAI	 GDC	 LSF	 MGF	 NSC	 OZG
 PIA	 QVE	 SEC	 TEK	 VG1	 VG8	 WGB*	 WIC

\*WAM Strategic Value received WAM Global shares and options as scrip consideration for TGG shares held.



The WAM Research (ASX: WAX) investment portfolio decreased during the month. Entertainment operator Ardent Leisure (ASX: ALG) was a contributor to the investment portfolio performance, while footwear retailer and distributor Accent Group (ASX: AX1) was a detractor.

Ardent Leisure owns and operates leisure and entertainment businesses across Australia and the US including theme parks such as Dreamworld, WhiteWater World and SkyPoint. During the month, Ardent Leisure announced its FY2022 half year results that beat expectations in its key US business, Main Event Entertainment, which operates 45 bowling centres located in 16 states in the US. Main Event Entertainment continued to outperform constant centre revenue expectations, by achieving levels of over 20% growth in the financial year to date compared to pre coronavirus levels in FY2020. Main Event Entertainment's growth pipeline remains robust with plans for three new centres to open in the second half of FY2022. As domestic and international border restrictions continue to ease, we believe momentum will return to the entertainment sector and we see a strong outlook for both Main Event Entertainment and Dreamworld.

Accent Group is an Australia-based company that operates more than 700 stores, over 20 online platforms with 19 brands including Platypus, Vans and Skechers that are focused in the footwear sector. The company recently announced its FY2022 half year results, reporting earnings before interest and tax of \$30.3 million which was in line with market expectations. Accent Group noted in its results that its trading in January and February 2022 was severely impacted by coronavirus related disruptions in Australia and New Zealand, with more than 55% of the group's 700 stores closed with deliveries from external suppliers delayed. We believe Accent Group's trading will continue to improve and the relaxation of restrictions should contribute to increased foot traffic across Accent Group's store footprint.

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
February 2022	111.31c <sup>^</sup>	115.09c	114.37c
January 2022	112.00c	115.65c	114.50c

<sup>^</sup>The NTA before tax is after the payment of \$690k (0.35 cents per share) in tax during the month.

\*Includes 5.67 cents per share of income tax losses available to the Company in future periods.

## Market capitalisation (ASX: WAX)

\$322.0m<sup>#</sup>

## Gross assets

\$219.9m

## Listed equities

\$214.1m

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

15.3%<sup>^</sup>

S&P/ASX All Ordinaries Accumulation Index: 9.0%

## Dividends paid since inception (per share)

124.0c

## Annualised fully franked interim dividend yield

6.1%<sup>#</sup>

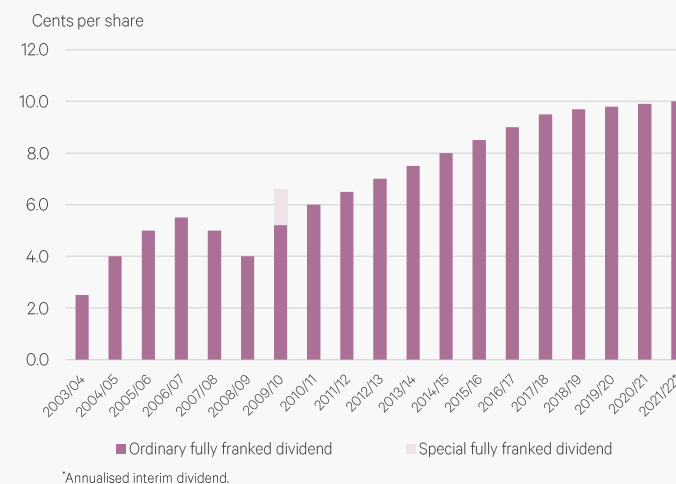
<sup>#</sup>Based on the 28 February 2022 share price of \$1.635 per share and the annualised FY22 fully franked interim dividend of 10.0 cents per share. WAM Research has 196,927,852 shares on issue.

<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.

## Diversified investment portfolio by sector



## History of fully franked dividends



## Top 20 holdings (in alphabetical order)



# W | A | M *Active*

Market mispricing opportunities in the Australian market.

The WAM Active (ASX: WAA) investment portfolio decreased during the month. General insurance broker network Steadfast Group (ASX: SDF) was a contributor to the investment portfolio performance, while telecommunications service provider Uniti Group (ASX: UWL) was a detractor.

Steadfast Group is the largest general insurance broking network and group of underwriting agencies in Australasia, with growing operations in Asia and Europe. In February 2022, Steadfast Group announced its FY2022 half year results which beat expectations, reporting a 26.4% increase in underlying net profit after tax (NPAT) to \$76.3 million compared to the prior period. A positive environment for the pricing of commercial insurance policies and the successful integration of previous acquisitions contributed to the company beating forecasts. We remain positive on the outlook for Steadfast Group and believe that a strong balance sheet can give the company the ability to continue to make earnings accretive acquisitions.

Uniti Group is focused in the construction of core telecommunications infrastructure and is the owner and operator of fibre cable networks across Australia. In February 2022, Uniti Group announced its FY2022 half year results, reporting a 98.4% increase in revenue to \$109.5 million and a 130.3% increase in operating cash flow to \$65.4 million compared to the prior period. The company also delivered record earnings before interest, tax, depreciation and amortisation (EBITDA) of \$70.5 million, a 140.3% increase from \$29.3 million compared to the prior period. Despite achieving results in line with market expectations, Uniti Group's half year results disappointed the market, resulting in a fall in its share price following the announcement. During the month, Uniti Group commenced its on-market share buyback and we see the ability for the company to make earning accretive acquisitions given its strong balance sheet.

## Net Tangible Assets (NTA) per share

	NTA before tax	NTA after tax and before tax on unrealised gains*	NTA after tax*
February 2022	90.73c	96.15c	96.14c
January 2022	92.73c	97.52c	97.52c

\*Includes 2.63 cents per share of income tax losses available to the Company in future periods. The above February NTA figures are not adjusted for the 67,088,215 options on issue with an exercise price of \$1.10 per option.

## Market capitalisation (ASX: WAA)

\$78.2m<sup>#</sup>

## Gross assets

\$67.2m

## Listed equities

\$53.9m

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

11.0%<sup>^</sup>

Bloomberg AusBond Bank Bill Index (Cash): 2.8%

## Dividends paid since inception (per share)

80.7c

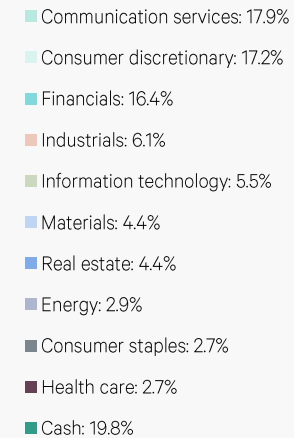
## Annualised fully franked interim dividend yield

5.7%<sup>#</sup>

<sup>#</sup>Based on the 28 February 2022 share price of \$1.06 per share and the annualised FY22 fully franked interim dividend of 6.0 cents per share. WAM Active has 73,794,368 shares on issue. During the month, 2,719 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.

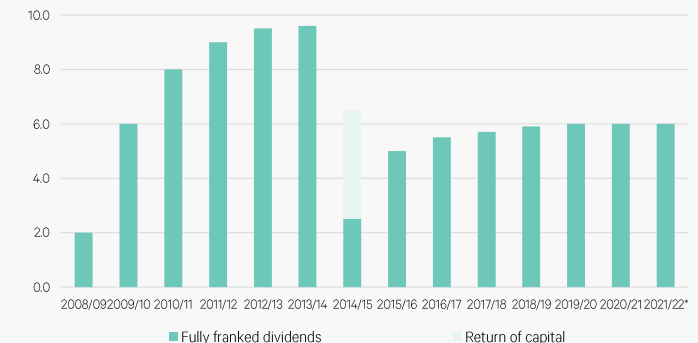
<sup>^</sup>Investment portfolio performance is before expenses, fees and taxes to compare to the relevant index which is also before expenses, fees and taxes.

## Diversified investment portfolio by sector



## History of fully franked dividends

Cents per share



\*Annualised interim dividend.

## Top 20 holdings (in alphabetical order)

ARISTOCRAT	ALS	ARB 4X4 ACCESSORIES	Breville	CAPITOLHEALTH LIMITED	carsales.com ltd	ctm	Domain	Downer	Data#3
ALL	ALQ	ARB	BRG	CAJ	CAR	CTD	DHG	DOW	DTL
KEYBRIDGE	MINCOR RESOURCES NL	oh!	PREMIER INVESTMENTS	PEXA	Steadfast	SELECT HARVESTS	tpg TELECOM	TUAS	UNITI GROUP
KBC	MCR	OML	PMV	PXA	SDF	SHV	TPG	TUA	UWL