

# Monash Absolute Investment Fund

(APIR MON001AU)



6% p.a Target  
Distribution



Double Digit returns  
since inception



Long/Short  
Australian Equities



Proven Track  
Record<sup>1</sup>

## March 2023 Fund Update

In March, the Fund fell 0.9% (after fees). This compares to a decrease of 0.2% for the S&P/ASX200 and a fall of 0.7% for the Small Ords.

Following on from the reporting season month of February, March was a relatively quiet month with little news from our companies.

Our best contributor for the month was REA Group (realestate.com.au ASX: REA) which rose by 12%. REA made no stock exchange announcement this month, but an improvement in property prices was widely reported in the media.

Australian house prices recorded their first rise in 11 months, with capital city values appreciating by 0.6% in March. The falls had bottomed out in February with a modest decline of only 0.1%. Sydney led the gains in March at 1.4%, followed by Melbourne at .6%.

Speculation by commentators of a pause in RBA interest rate rises towards the end of the month perhaps also helped. The RBA had increased interest rates 10 times in a row for a total rise of 3.5%, so a pause to give some time for previous increases to work their way through the economy, and to assess their full impact before adding further rises, was already overdue.

REA is one of the highest quality businesses listed on the ASX, operating an essential service for the residential property market within an effective duopoly and given its strong pricing power. Short term sentiment regarding the housing market shouldn't move the price of REA as much as it does, but therein lies the opportunity for us as investors. The fall in the stock price last year in a weak property market allowed us to enter the stock at reasonable price, which is now paying off.

The equal two biggest detractors this month were IDP Education and Healthia (ASX: IEL and HLA) which fell 5%

and 11% respectively. Neither had any significant news. IEL remains well placed to benefit from the growth in demand for international student placement and English language testing. Healthia's underlying growth has normalised post Covid and they continue to make sensible bolt on acquisitions.

We continue to identify compelling investment opportunities. We have seen in the past that as our companies execute on their business opportunities, the market will eventually recognise this in their share prices. This is what has driven our longer term investment returns namely, our ability to continue to identify compelling opportunities.

## Return Summary<sup>1</sup> (after all fees)

1 Month	3 Months
-0.90%	-1.10%
1 Year	3 Years
-4.30%	+20.20% <sub>pa</sub>

This fund is appropriate for investors with "High" and "Very High" risk and return profiles. A suitable investor for this fund is prepared to accept high risk in the pursuit of capital growth with a medium to long investment timeframe. Investors should refer to the [TMD](#) for further information.

<sup>1</sup> Inception date is 2 July 2012. Past performance is not indicative of future performance.

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## Monthly Portfolio Metrics

Outlook Stocks (Long)	15 Positions: 70%
Outlook Stocks (Short)	1 Positions: -3%
Event, Pair and Group (Long)	2 Positions: 16%
Event, Pair and Group (Short)	1 Positions: -1%
Cash	9%
Gross Exposure	89%
Net Exposure	81%

## Return Summary Since Inception (after fees)<sup>2</sup>

CYTD	-1.11%
FYTD	2.77%
1 Month	-0.88%
3 Month	-1.11%
6 Month	2.41%
1 Year	-4.30%
2 Years (p.a.)	-3.16%
3 Years (p.a.)	20.15%
4 Years (p.a.)	11.34%
5 Years (p.a.)	9.16%
7 Years (p.a.)	6.83%
Since Inception (p.a.)	9.61%

## Portfolio Analytics Since Inception<sup>2</sup>

Sharpe Ratio	0.49
Sortino Ratio	0.86
Standard Deviation (p.a.)	16%
Positive Months	60%
Maximum Drawdown	-29%
Avg. Gross Exposure	91%
Avg. Net Exposure	79%
Avg. Beta	0.68

<sup>2</sup> Inception date 2 July 2012. Past performance is not indicative of future performance.

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## For all business development enquiries, please contact

Cameron Harris  
P: +61 400 248 435  
[cameron@gsmcapital.com.au](mailto:cameron@gsmcapital.com.au)

## For all investors enquiries, please contact

Apex Fund Services Pty Ltd,  
P: 1300 133 451  
or by email at [registry@apexgroup.com](mailto:registry@apexgroup.com)

For more information about MAIF and the strategy, please refer to the Monash Investors website at [www.monashinvestors.com](http://www.monashinvestors.com). You can also [follow us on Livewire here](#) or [subscribe to our updates here](#)

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