

# ADVANCE GLOBAL PROPERTY FUND

As at 30 June 2019

FUND PERFORMANCE*	3 months (%)	1 year (%)	2 years (% pa)	3 years (% pa)	5 years (% pa)
<b>Growth return</b>	(3.42)	6.47	5.94	1.37	1.95
<b>Distribution return</b>	4.62	5.10	4.95	6.92	7.19
<b>Total return</b>	1.20	11.57	10.88	8.30	9.14
<b>Benchmark return</b>	(0.47)	7.73	7.07	5.43	7.48

Inception date: 31 October 2007.  
Benchmark: FTSE EPRA/NAREIT Developed Index Hedged in AUD Net TRI (pre February 2014 FTSE EPRA/NAREIT 100% AUD hedged).

ACTUAL ASSET ALLOCATION BY REGION <sup>-</sup>	Fund (%)	Benchmark (%)
North America	55.32	57.06
United Kingdom	4.92	4.39
Developed Europe ex UK	12.22	11.92
Developed Asia (ex Aus & Jap)	8.39	10.41
Japan	10.16	11.16
Australia	6.01	4.90
Middle East & Africa	0.00	0.16
Emerging Europe	0.00	0.00
Latin & South America	0.51	0.00
Emerging Asia	0.00	0.00
Cash, Currency & other	2.47	0.00
<b>Total</b>	<b>100.00</b>	<b>100.00</b>

INVESTMENT OBJECTIVE	
	To provide long-term capital growth together with income through investment in property securities. The Fund is designed for investors seeking a more diverse offering in property securities than is available through investing solely in Australian listed property securities. The Fund aims to provide investors with a total investment return (before fees and taxes) that outperforms the benchmark over a period of five years or longer.

BENEFITS OF INVESTING IN THE FUND	
	The Fund is ideal for investors looking for broad diversification across different property sectors, countries and sizes of company. Global property offers investors a long-term opportunity in what is essentially still an emerging market.

## CURRENT INVESTMENT MANAGER

**Investment manager** – Principal Global Investors (Australia) Limited

**Investment style** – Global, core

Principal Global Investors offers investors investment management capabilities across a broad array of global asset classes including equity, fixed income, currency and real estate. Principal Real Estate Investors is the dedicated real estate investment group with Principal Global Investors providing access to opportunities across the spectrum of public and private equity and debt investments.

Handpicked to manage the Advance Global Property Fund, Principal is responsible for managing approximately USD\$14.8bn in listed real estate securities strategies (as at 31 December 2017).

## KEY FEATURES

	Wholesale
Fund size (millions)	\$646.97
Management costs (% pa) <sup>1,2</sup>	0.95 pa
Buy/sell spread (%) <sup>1</sup>	0.35/0.35

1 The Management Costs and buy-sell spread included in this fact sheet do not include the impact of RG 97 enhanced fees and costs disclosures and you should refer to the Product Disclosure Statement for further information.

2 Includes the effect of GST (net of RITC).

\* The Fund performance is net of management costs.

– Allocations may not equal 100% due to rounding.

Advance Asset Management, GPO Box B87, Perth WA 6838

Client Services 1800 819 935 Adviser Services 1300 361 864 Fax (02) 9274 5211

[advance.com.au](http://advance.com.au)

**ADVANCE**  
ASSET MANAGEMENT

The information in this document has been prepared by Advance Asset Management Limited ABN 98 002 538 329 AFSL 240902 ('Advance').

The information shown in this document is general information only. It does not constitute any recommendation or advice. It has been prepared without taking into account your personal objectives, financial situation or needs and so you should consider its appropriateness having regard to these factors before acting on it. You should consider obtaining independent advice from a professional financial adviser before making any financial decisions in relation to the matters disclosed hereto.

Advance is the responsible entity of the Advance Global Property Fund ARSN 115 641 515 ('Fund'). The Fund is closed to new investors. The Financial Services Guide ('FSG') for Advance can also be obtained via the Product Disclosure Statement page on [www.advance.com.au](http://www.advance.com.au). Any retail client should obtain and consider the PDS for the Fund and the FSG before deciding whether to acquire, continue to hold or dispose of units in the Fund.

Advance is a subsidiary of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714 (Westpac). An investment in the Fund is not an investment in, deposit with, or other liability of Westpac or any other company in the Westpac Group. An investment in the Fund is subject to investment risk, including possible delays in the payment of withdrawals and loss of income and principal invested. No member of the Westpac Group (including Advance) stands behind or otherwise guarantees the capital value or investment performance of the Fund.

To the maximum extent permitted by law, Advance, and its affiliates and related bodies corporate, and their respective officers, directors, employees, professional advisers and agents do not accept any responsibility or liability in relation to the accuracy or completeness of this information or for any loss arising from its use. Past performance is not an indicator of future performance. No representation or warranty is given as to the accuracy, likelihood of achievement or reasonableness of any forecasts or returns contained in the information set out in this document. Any projections are predictive in character. Whilst we have used every effort to ensure that the assumptions on which the projections are based are reasonable, the projections may be affected by inaccurate assumptions or may not take into account known or unknown risks and uncertainties. The actual results actually achieved may differ materially from these projections.

© Advance Asset Management Limited – part of Westpac Banking Corporation AD10038X-0619sx