

ADVANCE GLOBAL PROPERTY FUND

As at 31 March 2019

FUND PERFORMANCE*

	3 months (%)	1 year (%)	2 years (% pa)	3 years (% pa)	5 years (% pa)
Growth return	15.41	13.03	4.38	0.28	3.57
Distribution return	(0.00)	3.74	7.50	8.50	6.71
Total return	15.41	16.77	11.88	8.79	10.28
Benchmark return	14.52	16.16	8.44	6.89	9.17

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⁻

	Fund (%)	Benchmark (%)
North America	53.97	55.95
United Kingdom	4.83	4.62
Developed Europe Ex UK	12.81	12.38
Developed Asia (Ex Aus & Jap)	8.91	11.12
Japan	11.65	11.07
Australia	4.95	4.71
Middle East & Africa	0.00	0.14
Emerging Europe	0.00	0.00
Latin & South America	0.50	0.00
Emerging Asia	0.00	0.00
Cash, Currency & Other	2.39	0.00
Total	100.00	100.00

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.

KEY FEATURES

	Wholesale
Fund size (millions)	\$637.43
Management costs (% pa) ^{1,2}	0.95 pa
Buy/sell spread (%) ¹	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.

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ADVANCE
ASSET MANAGEMENT

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