

# Advance Property Securities Multi-Blend Fund

## Advance Alliance Investment Funds

### Product Disclosure Statement (PDS)

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#### Contact details

If you have any questions or would like more information about Advance Asset Management Limited (ABN 98 002 538 329 AFSL 240902) you can contact us in the following ways.


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**fax** (02) 9274 5211

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Perth WA 6838

**advance.com.au**

#### How to read this document

This PDS provides a summary of the key information you need to make a decision. The  symbol indicates you can read more about this section in the Additional Information booklet, which also forms part of this PDS.

**This is important information you should read before making a decision to invest in the Fund.**

The information in this document is general information only and doesn't take into account your personal financial situation or needs. You may wish to consult a licensed financial adviser to obtain financial advice that's tailored to suit your personal circumstances.

Investments in the Fund can only be made by someone receiving this PDS (including an electronic version) in Australia. If you're in possession of this PDS outside Australia, you should seek advice about restrictions on investing. Failure to comply with relevant restrictions may violate laws.

**ADVANCE**



You should read the following important information before making a decision.

## 1.1 Investment managers

Go to page 4 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



You should read the following important information before making a decision.

## 2.1 Valuing your investment

## 2.2 Important information about making additional investments

Go to page 7 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



## 1. About Advance Asset Management Limited

Advance Asset Management Limited (Advance) is a specialist asset management business within the Westpac Group and the Responsible Entity for the Fund. Advance offers investors a wide choice of quality investments and the security of ongoing monitoring and analysis. We're also responsible for the day-to-day administration of the Fund, and for ensuring it complies with the constitution and legislation. This responsibility includes establishing, implementing and monitoring the Fund's investment objective and strategy. Advance is the issuer of units in the Fund offered in this PDS and has prepared this PDS.

An investment in the Fund doesn't represent an investment in, deposit with, or other liability of Westpac Banking Corporation or any other member of the Westpac Group. It is subject to investment risk, including possible delays in the payment of withdrawals and loss of income or capital invested. No member of the Westpac Group stands behind or otherwise guarantees the capital value or performance of the Fund.

### Investment management of the Fund 1.1

We're a manager of investment managers, providing investment opportunities across a range of asset classes, including shares, property, fixed interest and cash.

Our investment team, Advance Investment Solutions, provides in-depth monitoring and analysis of the Fund and its investment managers. We don't directly manage money, so we're able to make expert, unbiased assessments about the investment managers who manage your money.

We determine the asset allocation, and select and blend investment managers with the potential to consistently deliver outperformance across the business cycle within an actively managed risk management framework. We monitor the investment managers daily and review the Fund continuously to ensure it's optimally positioned at all times.

We regularly review the selected investment managers of the Fund and as part of this review process we may remove or add an investment manager. Details of any change will be available on [advance.com.au](http://advance.com.au).



## 2. How the Advance Property Securities Multi-Blend Fund works

When you invest your money in a managed fund, such as the Advance Property Securities Multi-Blend Fund, your money is pooled together with other investors' money. We use this pool to buy investments and manage them on behalf of all investors in the Fund.

So you know what your share of the Fund is worth, we divide the total value of the assets in the Fund into 'units'. We'll issue a price for each unit and we'll keep a record of the number of units you've bought. If you invest in the Fund you'll be invested in ordinary units.

You can increase your units by reinvesting distributions or making an additional investment, or decrease your units by making a withdrawal.

### Unit prices 2.1

Generally, unit prices are calculated each Business Day for the preceding Business Day. The unit price will change as the market value of assets in the Fund rises or falls.

Entry prices are generally higher than exit prices due to the costs of buying and selling the underlying assets in the Fund. The difference is called the 'buy-sell spread'. There is no buy-sell spread on distributions that are reinvested.

### Minimum initial investment 2.2

The minimum initial investment in the Fund is \$1,500. If you're investing in multiple Advance Alliance Investment Funds, the combined minimum initial investment is \$1,500, subject to a minimum of \$500 in each Fund. If you're establishing a Regular Savings Plan the minimum initial investment in the Fund is lowered to \$1,000.

## How to withdraw 2.3 2.4 2.5

You can withdraw some or all of your units online if you've previously provided bank account details. You can mail or fax us a completed Withdrawal request form (only if you've previously supplied written notice of bank account details), or provide a written notice of withdrawal.

We'll generally pay withdrawals to your nominated Bank Account within five Business Days, or within 14 Business Days if you choose to receive a cheque.

In certain circumstances, such as a freeze on withdrawals or where the Fund is illiquid (as defined in the Corporations Act), you may have to wait a longer period of time before you can redeem your investment.

## How we process transactions

Generally, if we receive your correctly completed application and monies or a correctly completed withdrawal request before 4pm (Sydney time) on a Business Day, it will be processed with the unit price calculated for that day. Where we receive correctly completed documentation and monies (where applicable) after 4pm (Sydney time) on a Business Day, it will be processed using the unit price determined for the following Business Day.

## Distributions 2.6 2.7

The Fund generally pays distributions quarterly.

Distributions are generally calculated based on the Fund's net income at the end of the distribution period divided by the number of units on issue. We distribute all taxable income to investors each year, including the net capital gains of the Fund. Net realised capital gains are typically distributed in the final distribution of the financial year.

Distribution payments are generally made within 10 Business Days after the end of the distribution period.

## Indirect investors

We authorise the use of this PDS as disclosure to people who wish to access the Fund indirectly through an Investor Directed Portfolio Service (IDPS), IDPS-like scheme, or a nominee or custody service (collectively referred to as master trusts or wrap accounts).

An investment in the Fund offered under this PDS through a master trust or wrap account does not entitle you to a direct interest in the Fund. This means the rights that apply to someone who invests directly in the Fund are not available to you, but rather to the operator or custodian of the master trust or wrap account. The operator or custodian of the master trust or wrap account will be recorded in the register as the investor, and will be the person who exercises the rights and receives the benefits of an investor.

## 3. Benefits of investing in the Advance Property Securities Multi-Blend Fund

### Key features 3.1

The Advance Property Securities Multi-Blend Fund is an actively managed multi-manager portfolio of property securities. The securities are managed by investment managers selected by Advance. You can find the latest information about the investment managers on [advance.com.au](http://advance.com.au).






### Key benefits

The Advance Property Securities Multi-Blend Fund offers a number of important benefits.

- Potential for long-term capital growth and enhanced performance through active management.
- A team of experienced and dedicated professionals actively looking after your investment.
- Effective risk management through diversification and investment management selection.
- Cost-effective access to some of the world's best specialist investment managers.
- Access to information about your investment 24/7 on our secure client website at Investor *Online*, enabling you to keep track of your investments.



You should read the following important information before making a decision.

-  2.3 **How to withdraw**
-  2.4 **Regular Withdrawal Plan**
-  2.5 **Restrictions on withdrawals**
-  2.6 **Distribution payment details**
-  2.7 **Reinvesting distributions**

Go to page 7 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



You should read the following important information before making a decision.

-  3.1 **Investor *Online***

Go to page 11 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



You should read the following important information before making a decision.

**4.1** What is investment risk?

**4.2** Reducing your investment risk

**4.3** Choosing the right investment for your risk level

**4.4** Additional potential risks

**4.5** Asset classes and additional risks

Go to page 13 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



## 4. Risks of managed investment schemes

**4.1**

**4.2**

**4.3**

**4.4**

**4.5**

All investments carry risk.

The likely investment return and the risk of losing money is different for each managed fund, as different strategies carry different levels of risk based on the underlying mix of assets. Generally, the higher the level of risk you're prepared to accept, the higher the potential returns or losses. Assets with the highest long term returns may also carry the highest level of short term risk. Growth assets, such as shares and property, are generally considered the most volatile assets, ie they're likely to experience greater fluctuations in value than defensive assets, such as fixed interest and cash.

The significant risks for the Fund are as follows.

### Asset class risk

This is the risk associated with a particular asset class. For example, shares are generally more volatile than fixed interest investments, while investing in international shares adds additional risks because of currency movements, differing tax structures, and social, economic and political factors affecting a country or region.

### Market risk

This is not stock specific; it's the risk derived from macro-economic factors and events that affect the market as a whole.

### Specific security risk

This is the risk associated with an individual asset. The price of shares in a company may be affected by unexpected changes in that company's operations, such as changes in management or the loss of a significant customer.

### Liquidity/Transparency risk

This is the risk that a security or asset can't be traded quickly enough in the market to prevent a loss (or make the necessary profit).

### International investment risk

International investments may be affected by political and economic uncertainties, lower regulatory supervision, movements in foreign currency and interest rates, and more volatile, less liquid markets, compared with Australian investments.

### Currency risk

The Fund may invest across many countries. If there's a change in the relative value of the Australian dollar to other currencies, the unhedged assets of the Fund can decrease or increase in value. Generally, assets held in foreign currencies are hedged.

Risk can be managed but it cannot be completely eliminated. It's important to understand the following.

- The value of your investment will go up and down.
- Past performance isn't an indicator of future performance.
- Returns aren't guaranteed and there's always the chance you may lose money on any investment you make.
- Laws affecting your investment in a managed fund may change over time.

The appropriate level of risk for you will depend on your age, investment timeframe, where other parts of your wealth are invested and how comfortable you are with fluctuations in the value of your investment over your investment timeframe.



## 5. How we invest your money ! 5.1 ! 5.2

You should consider the Fund’s investment objective, risk level, your individual circumstances and your timeframe to invest before choosing to invest in the Fund.

Advance Property Securities Multi-Blend Fund	
Investment objective	The Fund aims to invest in a wide range of globally listed, or expected to be listed, property securities, which derive the bulk of their income from property rental and/or development. Effectively this strategy provides the listed equivalent of direct property ownership. The Fund aims to provide investors with a total investment return (before fees and taxes) that outperforms the combined benchmarks S&P/ASX 300 Property Accumulation Index and FTSE EPRA NAREIT Global Real Estate Index (total return in AUD) hedged over periods of five years or longer.
Minimum suggested timeframe	5 years +
Mix of asset classes	<ul style="list-style-type: none"> <li>• Property</li> <li>• Cash</li> </ul> <p>The Fund is generally fully invested in Property Securities.</p>
Fund strategy	The Fund aims to invest in a wide range of property securities listed, or expected to be listed, on major world stock exchanges which derive the bulk of their income from property rental income and/or development. Effectively this strategy provides the listed equivalent of direct property ownership. The Fund is typically hedged back into Australian dollars.
Risk level	High High risk of short-term loss. Likely to produce high returns over the minimum suggested timeframe.
Fund performance	For up-to-date information on the performance of the Fund, including performance history, please visit <a href="http://advance.com.au">advance.com.au</a> .
Changes to Fund details	We have the right to make changes to the Fund at any time, and in some cases without prior notice. This could include closing or terminating the Fund, amending its investment parameters, including the investment objective and strategy, or changing the asset class allocation ranges and currency strategy (if applicable). We’ll inform you about any material change to the Fund’s details in your next regular communication or as otherwise required by law.



You should read the following important information before making a decision.

**! 5.1 Labour standards or environmental, social or ethical considerations**

**! 5.2 Important investment information**

Go to page 20 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.

## \$ 6. Fees and costs

To see how fees and costs may affect your investment, use the calculator on the ASIC website at [www.moneysmart.gov.au/tools-and-resources/calculators-and-tools/managed-funds-calculator](http://www.moneysmart.gov.au/tools-and-resources/calculators-and-tools/managed-funds-calculator).

### DID YOU KNOW?

Small differences in both investment performance, and fees and costs, can have a substantial impact on your long-term returns.

For example, total annual fees and costs of 2% of your fund balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether the features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower contribution fees and management costs where applicable. Ask the Fund or your financial adviser.

### TO FIND OUT MORE

If you would like to find out more, or see the impact of the fees based on your circumstances, the Australian Securities and Investments Commission (ASIC) website ([www.moneysmart.gov.au](http://www.moneysmart.gov.au)) has a managed investment fee calculator to help you check out the different fee options.

This section provides summary information about the main fees and costs that you may be charged for the Fund. These fees and costs may be deducted from your investment, from the returns on your investment or from the Fund's assets as a whole. Additional fees may also be payable to a financial adviser, if you consult a financial adviser, and you should refer to the Statement of Advice for details.

You should read all the information about fees and costs because it's important to understand their impact on your investment. You can also use this information to compare the fees and costs with those of other managed funds.

Type of fee or cost <sup>1,2,3</sup>	Amount
<b>Fees when your money moves in or out of the Fund</b>	
Establishment fee	Not applicable
Contribution fee	Up to 4.10% <sup>4</sup>
Withdrawal fee	Not applicable
Termination fee	Not applicable
<b>Management costs</b>	
The fees and costs for managing your investment <sup>4</sup>	1.97% of investor balance per year

### Example of annual fees and costs for the Fund

This table gives an example of how the fees and costs of the Fund can affect your investment over a one year period. You can use this table to compare this product with other managed funds.

Example — Balance of \$50,000 <sup>6</sup> with an investment of \$5,000 <sup>6</sup> during the year		
Contribution fee	0.00% – 4.10%	For every additional \$5,000 you put in you'll be charged \$0 – \$205.
<b>Plus</b>		
Management costs	1.97%	And, for every \$50,000 you have in the Fund, you'll be charged \$985 each year.
<b>Equals</b>		
Cost of Fund		If you had an investment of \$50,000 at the beginning of the year and you invest an additional \$5,000 at the end of that year, you would be charged fees of: \$985 to \$1,190 <sup>7</sup> What it costs you will depend on the fees you negotiate with your Fund or financial adviser.

1\_ Unless otherwise stated, all fees quoted in this PDS are quoted on a GST inclusive basis and net of any applicable Reduced Input Tax Credits.

2\_ Fees in this PDS can be individually negotiated if you're a wholesale client under the Corporations Act.

3\_ Adviser service fees may also apply. See section 6.4 of the Additional Information booklet.

4\_ The amount of this fee can be negotiated.

5\_ The management fee paid is from the assets of the Fund and is reflected in the unit price of your investment.

6\_ This amount is prescribed by legislation.

7\_ Additional fees may apply. Please note this example doesn't capture all the fees and costs that may apply to you, such as the buy-sell spread.

## Additional explanation of fees and costs

 6.1  6.2  6.3  6.4  6.5  6.6

### Changes in fees and costs

The management fee is the fee charged for managing the assets of the Fund and overseeing the operations of the Fund. The management fee is charged as a percentage of the value of the Fund. It's accrued daily and paid from the Fund monthly. The constitution for the Fund limits the management fee to 3% (excluding GST).

If we increase the management fee, we'll provide you with 30 days' written notice.

### Transaction costs

In managing the assets of the Fund, the underlying investment managers may incur transaction costs such as brokerage, settlement costs, clearing costs and applicable stamp duty when assets are bought and sold. This generally happens when the assets of a Fund are changed or when there are net cash flows into or out of a Fund.

Transaction costs will be charged in the form of 'buy-sell spreads'. These costs are determined after the daily unit price is calculated and are applied either in addition to the daily unit price (applied when you invest) or deducted from the daily unit price (applied when you withdraw). The buy-sell spreads are an additional cost to you and are paid to the Fund to ensure other unit holders are not disadvantaged by the trading activity.

The current buy-sell spread added on buying and deducted on selling is 0.30% of the net asset value unit price of the Fund. We may vary the buy-sell spread from time-to-time and we won't ordinarily provide prior notice. Updated information about the buy-sell spread will be posted on [advance.com.au](http://advance.com.au).

## 7. How managed investment schemes are taxed

 7.1  7.2  7.3  7.4  7.5

Investing in the Fund is likely to affect your current or future tax position.

The Fund generally distributes all taxable income, including net capital gains, to investors each year. This means that under existing Australian tax legislation, the Fund isn't liable for income tax. Your share of the distributions made by the Fund each year becomes part of your assessable income. Managed funds don't pay the tax liability on behalf of investors.


You may also be subject to Capital Gains Tax on the disposal of your investment in the Fund.

The Australian taxation system is complex and different investors have different circumstances. We recommend you seek professional tax advice before investing in the Fund.

Investing in the Fund may also affect your entitlement to pension or other social security benefits. We suggest you seek advice from your financial adviser or Centrelink.








You should read the following important information before making a decision.

-  6.1 Further information on fees
-  6.2 Contribution (or entry) fees
-  6.3 Management costs
-  6.4 Advice related fees
-  6.5 Payments to platforms
-  6.6 Alternative forms of remuneration register

Go to page 22 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



You should read the following important information before making a decision.

-  7.1 Tax position of the Fund
-  7.2 Taxation of unit holders
-  7.3 Acquisition and disposal of units
-  7.4 Non-resident investors
-  7.5 Quoting your tax file number

Go to page 29 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



You should read the following important information before making a decision.

## **8.1** Cooling-off period

Go to page 32 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.



## 8. How to apply **8.1**

1. Before completing the Application form you should read the entire PDS to ensure the Fund meets your needs.
2. Complete the Application form and the relevant Customer Identification Form available from the forms page at [advance.com.au](http://advance.com.au) or by calling 1800 819 935. Payment details and methods are available with the Application form. We won't accept applications from outside Australia. Cheques should be made payable to 'Advance Asset Management Limited – a/c [Investor name(s)]'.
3. You should mail your completed forms to:  
Advance Asset Management Limited  
GPO Box B87  
Perth WA 6838

Please note: we may decline to accept any application for units without giving reason.

If you're a retail investor (as defined in the Corporations Act) investing directly in the Fund, you have a 14 day cooling-off period to confirm the investment meets your needs. If you exercise your cooling-off rights, we'll return your money to you; however, the amount we return may be different to your original investment. The amount may be higher or lower to reflect market movements and this may have tax implications for you. The amount returned will also be impacted by the deduction of reasonable transaction and administrative costs incurred by us or any other amount that may be deducted by us under the legislation. The 14 day cooling-off period commences on the earlier of:

- the end of the fifth day after we issue the units to you, or
  - within 14 days from the date you receive confirmation of your transaction.
4. If you're not satisfied with us, please contact us and we'll do our best to resolve the matter quickly and fairly. If we don't resolve your complaint to your satisfaction, you can refer the complaint to the independent Financial Ombudsman Service by calling 1300 780 808.



## 9. Other information

The Fund is subject to regular reporting and continuous disclosure obligations. Copies of documents lodged with the Australian Securities and Investments Commission (ASIC) may be obtained from, or inspected at, an ASIC office. You can also call us to obtain copies of the following documents, free of charge.

- The most recent annual financial report lodged with ASIC for the Fund.
- Any half year financial reports for the Fund lodged with ASIC after the lodgement of the above annual financial report and before the date of the PDS.
- Any continuous disclosure notices we place online at [advance.com.au](http://advance.com.au) or lodge with ASIC.



You should read the following important information before making a decision.

- 9.1** Unit holder rights
- 9.2** The Constitution
- 9.3** Roles and responsibilities of an appointed representative
- 9.4** Related party transactions and conflicts of interest
- 9.5** Our relationship with Westpac
- 9.6** Custodian of the Fund
- 9.7** Consents
- 9.8** Protecting your privacy
- 9.9** Fax instruction service conditions
- 9.10** Appropriate use of our services

Go to page 34 of the Additional Information booklet or visit [advance.com.au/pds](http://advance.com.au/pds). This information may change between the time you read the PDS and the day you sign the Application form.