

PRODUCT DISCLOSURE STATEMENT

FIDUCIAN PROPERTY SECURITIES FUND

ARSN 093 544 079

30 SEPTEMBER 2017



This Product Disclosure Statement (PDS) provides a summary of significant information about the Fiducian Property Securities Fund ('Fund'). You should read and consider the information contained in the PDS before making a decision about this product. The information in this PDS is general information only and does not take into account your personal financial situation or needs. You should consult a licensed Financial Planner to obtain financial advice that is tailored to suit your personal circumstances.



FIDUCIAN
INTEGRITY • TRUST • EXPERTISE

Responsible Entity for Fiducian Funds is Fiducian Investment Management Services Limited

ABN 28 602 441 814 AFSL 468211

Level 4, 1 York Street, Sydney, NSW 2000 Australia, GPO Box 4175, Sydney NSW 2001 Australia

Telephone: +61 (02) 8298 4600 www.fiducian.com.au

CONTENTS

	PAGE
1. ABOUT FIDUCIAN INVESTMENT MANAGEMENT SERVICES LIMITED	2
2. HOW THE FIDUCIAN PROPERTY SECURITIES FUND WORKS	2
3. BENEFITS OF INVESTING IN THE FIDUCIAN PROPERTY SECURITIES FUND	3
4. RISKS OF MANAGED INVESTMENT SCHEMES	4
5. HOW WE INVEST YOUR MONEY	5
6. FEES AND COSTS	6
7. HOW MANAGED INVESTMENT SCHEMES ARE TAXED	7
8. HOW TO APPLY	8

1 ABOUT FIDUCIAN INVESTMENT MANAGEMENT SERVICES LIMITED

Fiducian Investment Management Services Limited (Fiducian, we, us, our) is the responsible entity (and manager) of a suite of diversified, sector specific and specialist Funds, including the Fiducian Property Securities Fund.

Fiducian is responsible for the operation and management of each of the funds. We may delegate some operational and management functions to third parties. Each fund is managed using Fiducian's Manage the Manager System.

The Fiducian Property Securities Fund ('the Fund') is a sector fund. The Fiducian Investment Team make active tactical tilts between different fund manager styles and disciplines within the sector funds. These decisions are the culmination of strategic decisions taken by the Investment Team on the basis of detailed economic, market and fund performance analysis.

The Fiducian Manage the Manager System is based on the principle that several carefully selected investment managers can, over any reasonable period, produce a better result, more consistently and with lower volatility, than a single manager.

Fiducian has, therefore, where feasible selected a panel of investment managers for each of a wide range of asset sectors. The fund manager selection process involves the application of quantitative and qualitative analysis to identify top performing funds, managed by competent and experienced investment teams who are assessed as being able to achieve consistently good performance over time without taking excessive risks.

Fiducian is part of the Fiducian Group of companies, a specialist financial services organisation providing financial planning, funds management, investment platform administration, information technology and accounting/accountancy resourcing services.

There is more information that explains 'The Fiducian Manage the Manager System' found at www.fiducian.com.au/Content/FndsMgtFiducianFunds.aspx or ask your Financial Planner for a copy. Up to date information on your investment including underlying investment managers, performance reports and commentary can be found at www.fiducian.com.au/Content/FndsMgtFundsPropertySecurities.aspx

2 HOW THE FIDUCIAN PROPERTY SECURITIES FUND WORKS

The Fund invests in a portfolio of property securities managed by a diversified group of specialist property managers. These fund managers invest in property trusts and other property securities (where underlying assets are properties or property related businesses) listed on the Australian Stock Exchange. Property investments are capable of providing attractive levels of income with a small amount of growth in the value of capital invested. Listed property trusts have generally been found to deliver returns that are on average below the returns from shares, but which also tend to exhibit lower variance in price during share market declines. This Fund commenced operation in February 1997.

The Fund operates in a similar way to other managed investment schemes. Each investor's money is pooled together with other investors' money to buy investments managed on behalf of all investors.

When you invest in a managed investment scheme, such as the Fund, you gain exposure to investments that you may not ordinarily have access to, if you'd invested on your own.

HOW INVESTMENTS CAN BE MADE INTO THE FUND

Investment into the Fund is made through the Fiducian Superannuation Service or the Fiducian Investment Service

(known as the 'Service'). In addition to reading this document you should read the disclosure document of the relevant Service and complete the application form. Your investment choices in the Fiducian Funds are completed on the application form in the disclosure document of the Service you are using. We recommend you seek advice from your Financial Planner.

It is important to note that you do not become a direct investor in the Fund when you invest through the Service. The Custodian will acquire units and will be recorded in the Fund register as the unit holder. Where you invest through a Service your individual account holding in the Fund is maintained and recorded by the Service.

THE CUSTODIAN

The Responsible Entity has appointed National Australia Bank Limited ABN 12 004 044 937 ("NAB or Custodian") as the custodian of the assets of the Fund. The Custodian's role is limited to holding the assets of the Fund as agent of the Responsible Entity. The Custodian has no supervisory role in relation to the operation of the Fund and is not responsible for protecting your interests. The Custodian has no liability or responsibility to you for any act done or omission made in accordance with the terms of the Custody Agreement. The Custodian makes no statement in this PDS and has not authorised or caused the issue of it. NAB has given and not

withdrawn its consent to be named in this PDS. Investments of the Fund do not represent investments in, deposits with or other liabilities of, NAB or any other member of the NAB group of companies (NAB Group). Neither NAB, nor any other member of NAB Group, in any way stands behind the capital value, nor do they guarantee the performance of the investment or the underlying assets of the Fund, or provide a guarantee or assurance in respect of the obligations of the Responsible Entity or its related entities.

MINIMUM INVESTMENT

The minimum investment is determined by the Service through which you invest (for example, the Fiducian Superannuation Service).

UNIT PRICE

The issue and redemption unit prices are based on the net asset value of the Fund plus or minus our estimate of expenses which would have been incurred in buying or selling all the assets of the Fund, divided by the number of units on issue. The net asset value of the Fund is the market value of the Fund less any fees or charges applicable at the time the unit price is derived.

The unit price reflects the market value of the underlying assets, which may go up or down as asset values rise and fall. Changes in value can be significant and can happen quickly.

DISTRIBUTIONS

The Fund periodically distributes net accumulated income and it intends to do this on a quarterly basis. Distributions are calculated at

30 September, 31 December, 31 March and 30 June. Distributions are calculated based on the Fund's net accumulated income at the end of the distribution period divided by the number of units on issue.

You can choose to have your distributions automatically reinvested into additional units in the Fund or paid into the cash account of your nominated Service. Reinvestment of distributions will normally be effective the first day following the end of the distribution period. Distribution payments to your cash account are generally made within 20 working days after the end of the distribution period.

ADDITIONAL INVESTMENTS

You are able to make additional investments at any time by completing all documentation required by the relevant Service and by complying with its minimum investment requirements.

WITHDRAWING YOUR INVESTMENT

Withdrawals are normally processed within 10 working days from the date of receipt of a redemption request. However, at certain times of the year, such as at the end of the financial year, redemptions can take up to 30 working days to be processed. Additionally, you may not be able to withdraw within the usual period if there is a freeze on withdrawals in accordance with the requirement of the law. Redemption requests should be submitted to the relevant Service in accordance with their procedures. The redemption price of units is the unit price calculated on the day of receipt of a redemption request by the Fund Manager in accordance with their internal cut-off times.

3 BENEFITS OF INVESTING IN THE FIDUCIAN PROPERTY SECURITIES FUND

The significant features of the Fiducian Property Securities Fund are as follows:

1. WELL RESEARCHED INVESTMENT STRATEGY

Using the Manage the Manager System of investment management for the Fiducian Funds, we invest in a blend of well researched funds selected for the expertise of their managers and on the basis of the complementarity of their investment styles. In the case of our diversified funds, the investment process adopted by Fiducian involves analysis of the business cycle and the global economic environment to determine tactical asset allocation decisions.

This process is designed to enable our Funds to be invested relatively more defensively in times of uncertainty, and relatively less defensively at other times. However, these funds are to remain within specified asset sector ranges at all times, in consequence always being 'true-to-label'. Careful and prudent investing under this system aims to provide investors with the proven benefits of diversification which, over time, aims to deliver better than average returns with reduced volatility.

2. INVESTMENT PHILOSOPHY

Our goals are relatively straightforward - they are:

- To add value for investors through understanding and controlling the trade-offs between investment risk and return over particular time periods;
- To exceed the S&P/ASX 300 Property Accumulation Index benchmark (after fees) over rolling 3-year periods;
- To provide full, fair and timely investment information to investors and their Financial Planners;
- To keep our products true-to-label.

3. HIGHLY STRUCTURED & RIGOROUS INVESTMENT PROCESS

Our Investment Team undertakes continuous analysis of leading fund managers in Australia and overseas, reviewing

policy, personnel and performance. We use this information and our analysis of the stage of the business cycle to select fund managers and to allocate funds between selected managers. Experienced managers are selected for the diversification and performance benefits they may provide through their particular investment styles. Portfolio exposure, operations and performance of all of our fund managers are routinely monitored.

Discussions are regularly held with our fund managers to ascertain their current thinking about markets and economies in which they operate and to consider their analyses of their investments and performance. In this way we can assess whether each manager remains 'true to-label' and is not unduly influenced by such things as changing staff, changing investment trends and fashionable investment market themes. This process assists us in our continuing process of manager selection and manager weighting.

4. THE BETTER TEAM WINS RATHER THAN A SINGLE STAR

Leading fund managers with different, specialist investment skills have been combined into a cohesive offering of well-blended funds. Selected fund managers are charged with creating consistent performance over a long-term investment horizon. However, it is understood that during different economic conditions, in different markets and in different asset sectors, fund managers could deliver a range of good or poor investment returns. This is why Fiducian offers its carefully researched selection of blended funds.

5. CONTINUAL RESEARCH

Our skilled Investment Team continually reviews fund managers in Australia and overseas to find those suitable to be managers within the Fiducian Funds. The best prospects must then pass through a number of critical filters before they qualify for selection. Fiducian also undertakes thorough

analysis of the business cycle and the global economic environment to enable informed asset allocation decisions.

6. ALWAYS STRIVING TO IMPROVE

Fiducian constantly monitors the Fund's underlying investment managers to ensure that they maintain their investment styles and processes. From time to time fund managers may be removed and new managers appointed if the Investment Team's research so warrants.

The key benefits of investing in the Fund for you and your Financial Planner are as follows:

- Access to Fiducian's proven Manage the Manager System of managing investments

- Diversified exposure to a broad range of leading Australian and international fund managers
- Active asset allocation decisions
- Tactical tilting between fund manager styles and disciplines as well as between asset classes

There is more information that explains 'The Fiducian Manage the Manager System' found at www.fiducian.com.au/Content/FndsMgtFiducianFunds.aspx or ask your Financial Planner for a copy. Up to date information on your investment including underlying investment managers, performance reports and commentary can be found at www.fiducian.com.au/Content/FndsMgtFundsPropertySecurities.aspx

4 RISKS OF MANAGED INVESTMENT SCHEMES

Even the simplest of investments carry a certain level of risk. The value of an investment with a higher level of risk will tend to rise and fall more often and by greater amounts than an investment with a lower level of risk. In other words, it is likely to be more volatile than those with less risk.

When considering your investment it is important to understand that:

- The value of your investment and its returns will vary over time
- Assets with higher long-term return potential usually have higher levels of short-term risk
- Returns are not guaranteed and you may lose some of your money
- Past performance and returns are not indicative of future returns or performance, and
- Laws affecting the registered managed investment schemes may change in the future.

INDIVIDUAL RISK PROFILE

Your individual circumstances may affect the level of risk that you are willing to take and therefore, the potential return on your investments. Factors that you and your Financial Planner need to consider include:

- Your age and investment goals
- Your investment timeframe
- Your other assets
- Your risk tolerance

The value of your investment in the Fund is likely to be affected by a wide range of factors, which include:

1. INVESTMENT RISKS

The value of any investment is likely to be affected by a wide range of variable factors, which include economic influences such as economic growth in the domestic Australian economy and the major international economies, the movement of interest rates and inflation, the level of consumer and investor confidence, exchange rate movements, monetary and fiscal policy initiatives, corporate profitability and individual investment manager decision-making.

2. MARKET RISK

Market risk is essentially the risk of adverse market movement in any of the underlying markets in which an investment is held. Market risk can be driven not only by economic fundamentals but also by political or legislative developments. We undertake careful and thorough research with the aim of fine tuning asset sector allocation over time to best position, in particular, our diversified funds (but also sector funds) for perceived likely developments in the global and domestic economic environment.

3. SECURITY SPECIFIC RISK

Individual securities, such as company shares or corporate bonds or even Government Bonds may be affected by changes in management practices, business activities or government policies. Such influences can push specific security values up or down at different times and in turn, affect the value of the fund that is invested in these securities. We utilise Fiducian's Manage the Manager system process to diversify, as far as possible, any individual security risk.

4. UNDERLYING MANAGER RISK

Potential risks to underlying fund managers within the Manage the Manager system employed by us for the Fiducian Funds include that key individual managers or analysts could leave their employ or that fees and expenses could rise. Fiducian has an in-depth and rigorous process for the selection and monitoring of all underlying fund managers, which aims to minimise the potential risk that such occurrences could have for investors in any of the Fiducian Funds.

5. LIQUIDITY RISK

In certain circumstances some of the underlying securities in which the Fund has invested could become illiquid (unable to be converted into cash) which may mean part or all of your investment may not be available for an extended period of time.

UNDERSTANDING PAST PERFORMANCE

Past performance is not a reliable indication of future performance. You should not base your investment decision on past returns alone. We recommend you speak to your Financial Planner before making any investment decisions.

NO GUARANTEE

While Fiducian takes all reasonable care and employs qualified personnel, the value of your investment could decline and no guarantee expressed or implied can be given or is given that the value of the Fund will be maintained. Given the nature of investment markets, Fiducian cannot and does not guarantee the performance, income or retention of capital of any of your investments.

5 HOW WE INVEST YOUR MONEY

The Fiducian Manage the Manager System is a Multi Manager, Multi Style and Multi Disciplined process with a Tactical Asset Allocation overlay. Fiducian Funds are constructed using a number of investment managers, each employing a different investment style. In our funds, we also actively manage the Asset Allocation of funds to smooth the volatility of potential asset sector performance. The following table sets out the key features of the Fund:

Investment description	The Fiducian Property Securities Fund invests in a portfolio of property securities managed by a diversified group of specialist property managers. These fund managers invest in property trusts and other property securities (where underlying assets are properties or property related businesses) listed on the Australian Stock Exchange. Property investments are capable of providing attractive levels of income with a small amount of growth in the value of capital invested. Listed property trusts have generally been found to deliver returns that are on average below the returns from shares, but which also tend to exhibit lower variance in price during share market declines.	
Manager's recommended investment timeframe	It is recommended that investors in this Fund should plan to hold their investments for at least 4 to 6 years. Investment in this sector can be volatile over the short-term.	
Objective	The relevant market index is the S&P/ASX 200 Property Accumulation Index. The objective is to exceed the benchmark (after fees) over rolling 3-year periods.	
Expected risk level	Risk band: 5 (1 – Very Low to 7 – Very High) Risk label: Medium to High (Based on an estimate of 3 to less than 4 negative annual returns in any 20-year period)	
Asset Classes	The Fiducian Property Securities Fund has the following asset sector exposures:	
		Benchmark Asset Allocation Range
	Property Securities	90%-100%
	Cash	0% - 10%

SWITCHING

You have the flexibility to change the investment options in your portfolio at no cost (other than buy/sell spread), subject to the minimum investment conditions of your Service.

LABOUR STANDARDS, ENVIRONMENTAL, SOCIAL OR ETHICAL CONSIDERATIONS

In the process of selecting, retaining or realising investment products, we utilise a thorough and rigorous selection process for underlying managers. We only select known managers within the funds management industry as part of this process. These fund managers are governed by their own legal systems, which should be responsible for standards for labour, environmental, social and ethical issues. We do not take these issues into account in our investment decisions. Underlying managers may or may not do so.

HOW TO GET UPDATED INFORMATION

We make changes to the Fund at our discretion including, but not limited to, terminating the Fund. Changes may be made without prior notice, (other than for an increase in fees) including but not limited to, changes to the investment strategy, asset allocation, investment managers and other service providers to the Fund.

There is more information that explains **'The Fiducian Manage the Manager System'** found at www.fiducian.com.au/Content/FndsMgtFiducianFunds.aspx or ask your Financial Planner for a copy. Up to date information on your investment including underlying investment managers, performance reports and commentary can be found at www.fiducian.com.au/Content/FndsMgtFundsPropertySecurities.aspx

6 FEES AND COSTS

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 account 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 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 Planner.

TO FIND OUT MORE

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

The Federal Government has implemented ASIC Class Order CO 14/1252, as applied by ASIC Regulatory Guide 97. It requires Funds to report all costs and charges that apply in managing and operating the Fund.

Type of Fee or Cost	Amount
Fees when your money moves in or out of the fund	
Establishment Fee The fee to open your investment.	Nil
Contribution Fee The fee on each amount contributed by you or your employer or transferred from another superannuation fund.	Nil
Withdrawal Fee	Nil
Exit Fee	Nil
Total Management Costs:	
The fees and costs for managing your investment. This total is derived as follows:	1.03% p.a.
Management Costs	0.96% p.a. This cost is deducted by the fund manager from the net asset value of the Fund and is calculated daily.
Estimated Custody Fee and other Expense Recovery	0.06% p.a. The custody fee is charged by the Custodian on a monthly basis for safekeeping of securities of the Fund. The Fund's constitution enables us to be reimbursed from the Fund for Fund expenses, not being management costs. Such expenses include Government regulatory fees and levies, tax compliance costs and audit fees. This estimate is based on custody fees and expenses recoveries paid in the 2016-17 financial year.
Cash Management Returns	0.01% p.a. Fiducian may retain up to 0.4% pa from returns earned from cash account monies.

You should read all of the information about fees and costs, as it is important to understand their impact on your investment in the Fund.

This section shows the fees and other costs that you may be charged in relation to the Fund. These fees and costs are deducted from the Fund's assets.

You will need to consider the fees and other costs of your Service when calculating the total cost of your investment.

TOTAL MANAGEMENT COSTS

These Management Costs are not separately charged to you and are incorporated within the unit price, where the costs are calculated and accrued daily and paid monthly to the responsible entity and usually quarterly to underlying investment managers of the Fund.

FINANCIAL PLANNER FEE

If you consult a Financial Planner you may also pay an additional fee that will be set out in the Statement of Advice between you and that Financial Planner.

CAN FEES CHANGE?

All fees can change. Reasons might include changes in economic conditions or changes in regulations. 30 days notice of a change in fees will be given.

EXAMPLE

The information in this table can be used to compare fees and costs between different investment products over 1 year.

Example: The Fiducian Property Securities Fund

Balance of \$50,000 with total contributions of \$5,000 during year

Contribution Fee	0%	For every \$5,000 you put in, you will be charged \$0
Plus Total Management Cost	1.03%	And , for every \$50,000 you have in the Fund you will be charged \$516.55 each year
Equals Cost of Fund	If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000, you would be charged fees of \$516.55* for that year. What it costs you will depend on the investment option you choose and the fees you negotiate.	

* Additional fees may apply as described below in the Additional Information on Fees and Costs – Transactional and Operational Costs
There is a calculator provided by ASIC on its MoneySmart website which can calculate the effect of fees and costs on account balances..

Please Note: Consistent above average investment performance can also have a positive bearing on your account. A low fee and relatively poor investment performance could, in instances, give a worse result than a higher fee and superior investment performance. You should speak to your Financial Planner and seek advice.

ADDITIONAL INFORMATION ON FEES AND COSTS - TRANSACTIONAL AND OPERATIONAL COSTS

You may incur Transactional and Operational Costs as detailed below.

Buy-Sell Spread 0.20% / 0.20%

This is the difference between the entry and the exit price for units in a Fund. The buy-sell spread is retained by the Fund to cover the costs of buying and selling assets. We apply the buy/sell spread to fairly share these costs between investors entering and leaving the Fund.

Instructions may be received to buy investments and to sell investments in the Fund from different investors or the same investor, eg a platform or trust fund. When this happens, we may offset the instructions so that only one net buy request or sell request is made to the relevant fund manager. This process of offset is called Netting. Netting may reduce transaction costs and any benefit arising may be kept by the platform operator, administrator or Fiducian. This does not represent an additional cost to you. This is already included as part of the Buy-Sell Spread.

Buy/sell spread example: If you make a \$50,000 investment in or withdrawal from the Fund, you will incur a buy/sell spread of \$100.

Other Transactional and Operational Costs

Other Transactional and Operational Costs, which are in excess of the Buy-Sell Spread recovery, consist of the following:

- (a) Brokerage costs.
- (b) Implicit transaction costs of the fund.

The estimated net transaction costs for the Fund is 0.07%, which is derived from the estimated total transaction costs of 0.17% and estimated recovery amount from the buy/sell spread of 0.10% which is retained in the Fund.

The implicit cost attempts to explain the average difference between the price securities are purchased and the price they may be sold. When markets are stressed, this differential could rise.

7 HOW MANAGED INVESTMENT SCHEMES ARE TAXED

TAX

In all likelihood tax will be payable on your investments in this Fund – generally income or capital gains tax, net of any available tax credits or concessions. Your tax liability will depend on your circumstances and the Service through which you invest. So it is important that you seek professional advice before you invest or deal with your investment.

The Fund does not pay tax on your behalf. Please refer to the disclosure document of your Service.

GST

Fees, costs and commissions include Goods & Services Tax (GST) where applicable unless otherwise specified.

GOVERNMENT CHARGES

Government charges for lodgements and taxes, including stamp duty and GST, will be paid by each Fund as appropriate.

8 HOW TO APPLY

Investment into the Fund is made through the Fiducian Superannuation Service or the Fiducian Investment Service. In addition to reading this document you should read the disclosure document of the relevant Service and complete the relevant application form. We recommend that you seek advice from your Financial Planner before making any investment decisions.

The offer contained in this PDS is only available for those obtaining this information within Australia. Applications cannot be accepted from outside Australia. You should contact your Financial Planner or Service provider for any investor queries.

COOLING OFF PERIOD

For details about your rights, please refer to the disclosure document of the Service you are using.

ENQUIRIES & COMPLAINTS - CONTACT US:

If you have an enquiry, complaint or wish to receive a copy of our Client Guide to Dispute Resolution process, please contact your Financial Planner or Fiducian:

Phone: 1800 653 263 (Toll Free)
Email: info@fiducian.com.au (Enquiries)
Email: ComplaintsManager@fiducian.com.au (Complaints)
Web: www.fiducian.com.au
Mail: GPO Box 4175, Sydney NSW 2001

If you are dissatisfied about a decision or have a complaint you feel has not been adequately resolved, then you have the right to lodge a complaint with the Financial Ombudsman Service Ltd (FOS). You may contact FOS in the following ways:

Mail: Financial Ombudsman Service Limited
GPO Box 3, Melbourne VIC 3001
Phone: 1800 367 287 (Toll Free)
Email: info@fos.org.au
Website: www.fos.org.au



FIDUCIAN

INTEGRITY • TRUST • EXPERTISE