

### Fund Description

The Fund invests in 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) predominantly 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.

Property sectors include commercial, retail, tourism and residential property. Companies include property investment, development, contracting, tourism and leisure activities.

It is recommended that investors in this Fund should plan to hold their investments for at least four to six years. Investment in this sector can be volatile over the short-term.

<b>Fund Classification</b>	Core/Diversified	Sector	Specialist/Satellite
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### Manager Commentary

The S&P / ASX 300 A-REIT Accumulation Index rose for the fourth consecutive month with a rise of 5.3% in November, out-performing the broader Australian equity market which rose around 1.7%.

Stock specifics tended to be the main performance drivers in November. Large domestic retail securities including Scentre Group and Vicinity Centres mostly moved in line with the market. Westfield Group (WFD) was the strongest performing retail stock, (+7.9%) after a reasonable third quarter update and significant corporate activity in the United States. Those with exposure to storage properties including National Storage (+11.9%) were the best performers during the month, despite limited news.

The Fund under-performed the index in November, with the Fund's exposure to both active managers, detracting from fund performance. Phoenix performed the best with a rise of 4.7%. Over the rolling year to end-November, the Fund gained 15.5%, out-performing the index return of 12.6%. Property is an interest rate sensitive sector and could come under pressure in an environment of a long and protracted rise in bond yields. More recently, however, bond yields have been trending lower, potentially giving a boost to valuations. Relatively stable earnings certainty also remains a key driver that investors find appealing with property. The reporting season and quarterly company updates have generally been fairly upbeat with only a small number of downgrades.

### Fund Performance and Risk Analytics Summary



Current Period Return (net of fees as at 30 November 2017)

	1 Mth	3 Mth	6 Mth	1 Yr	3 Yrs (pa)	5 Yrs (pa)	10 Yrs (pa)
<b>Fund</b>	4.7%	8.2%	5.6%	15.5%	13.1%	14.3%	1.8%
Index	5.3%	8.2%	4.2%	12.6%	12.6%	13.8%	1.2%
Excess	-0.6%	0.0%	1.4%	2.9%	0.6%	0.5%	0.6%

Risk Exposure

	1 Yr	3 Yrs (pa)	5 Yrs (pa)	10 Yrs (pa)
<b>Fund Volatility (Std Dev %)</b>	12.6%	11.5%	11.1%	18.1%
Benchmark Index (Std Dev %)	14.1%	13.2%	12.6%	18.7%
Beta	0.91	0.90	0.92	0.99
Tracking Error (% pa)	2.2%	2.5%	2.1%	3.0%

Calendar Year return (net of fees)

	2010	2011	2012	2013	2014	2015	2016
<b>Fund</b>	1.2%	-1.1%	34.5%	7.4%	26.7%	14.4%	12.0%
Index	-0.4%	-1.5%	33.0%	7.1%	27.0%	14.3%	13.2%
Excess	+1.6%	+0.4%	+1.5%	+0.3%	-0.4%	+0.1%	-1.1%

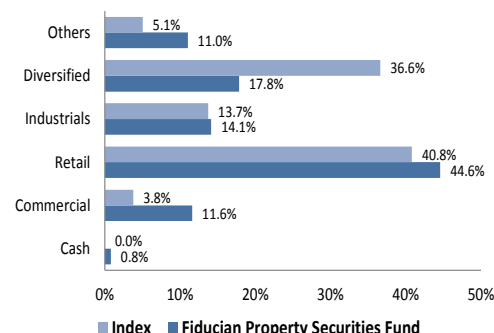
### Fund Facts

<b>Portfolio Manager:</b>	Conrad Burge
<b>Asset Sector:</b>	Listed Property Securities
<b>Asset Code:</b>	PS1
<b>ARSN:</b>	093 544 079
<b>APIR Code:</b>	FPS0007AU
<b>Benchmark:</b>	S&P/ASX 200 Property
<b>Inception Date:</b>	March 1997
<b>Fund Size:</b>	\$116.0 million as at 30 November 2017
<b>Application/Exit Fee:</b>	Nil
<b>Management Fee:</b>	1.03%

### Style Tilts

Managers	Style	No. of Stocks	Weight
BlackRock Investment Management	Index	N/A	15%
Principal Global Investors	GARP	23	28%
Phoenix Capital	Sector Neutral	47	56%
Cash			1%

### Sector Weights



### Top Holdings

Stocks	Weight
SCENTRE GROUP	16.4%
WESTFIELD CORPORATION	12.8%
GPT GROUP	8.1%
GOODMAN GROUP	7.3%
MIRVAC GROUP	6.2%
STOCKLAND	5.9%
VICINITY CENTRES	5.0%
CHARTER HALL LIMITED	4.9%
DEXUS	4.8%
PROPERTYLINK GROUP	2.6%
INVESTA OFFICE FUND	2.0%
MACQUARIE ATLAS ROADS GR	1.6%
FOLKSTONE LIMITED	1.4%
GDI PROPERTY GROUP	1.2%
IRON MOUNTAIN INC-CDI	1.2%
<b>Total</b>	<b>81.3%</b>

The above are security holdings in the actively managed holdings only (index fund holdings are not included).