

Morningstar Global Property Securities (Hedged) Fund

Q4 2016

All data and information as of December 31, 2016

Quarterly Performance Update

APIR Code (Class A)	INT0077AU
Inception	15 May 2006
Size \$m	158.1
Unit Pricing	Daily
Distributions	Quarterly
Management Fee	Up to 0.57%
Buy/Sell Spread	0.10% / 0.10%
Minimum Investment	\$20,000

Investment Objective

Aims to deliver a similar or superior risk-return profile to the performance benchmark (FTSE/NAREIT Developed Markets Real Estate Index (\$A Hedged NR)) over rolling five year periods, by investing predominantly in listed Real Estate Investment Trusts (REITs), particularly those that generate high levels of rental income from international commercial property.

Investment Strategy

A Fund predominantly invested in international real estate investment trusts that generate high levels of rental income hedged back to Australian dollars.

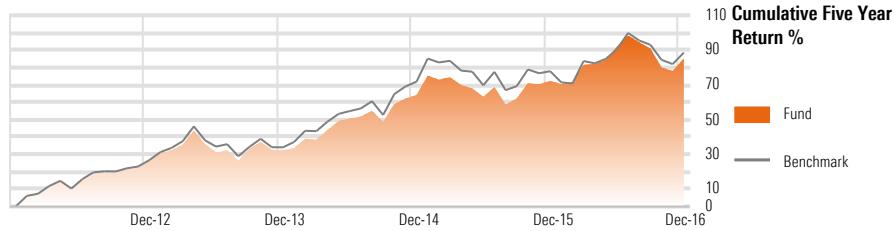
To implement this strategy, Morningstar may design portfolios and/or appoint managers to manage the assets of the Fund, supplemented by a passive currency overlay.

Key Features

Exposure to a diversified portfolio of global listed property securities trusts, provided at a low cost.

The ability to identify exceptional managers throughout the world is assisted by our access to global resources.

Performance¹



Total Return %

	3 Months	6 Months	1 Year	3 Years (pa)	5 Years (pa)
Fund (Net of Fees)	-3.00	-3.59	7.50	11.85	13.11
Benchmark ⁴	-2.36	-1.07	5.99	12.03	13.52
Active Return	-0.64	-2.52	+1.51	-0.18	-0.40

Portfolio Analysis²

Regional Allocations

	%		%
North America	40.8	Retail	34.5
Pacific ex-Japan	34.5	Diversified	30.7
Europe ex-UK	9.5	Office	21.2
UK	7.6	Industrials	12.8
Japan	6.7	Cash	0.9
Cash	0.9		

Top 10 Portfolio Holdings

	%
Scentre Group	4.3
Dexus Property Group	4.1
Vicinity Centres	3.4
Unibail-Rodamco	3.0
GPT Group	2.8
Westfield	2.7
British Land Company	2.5
Link Real Estate Investments	2.5
PSP Swiss Property	2.4
Taubman Centers	2.2

Notes

1. Performance measures are expressed after fees, costs and before taxes. Performance may not sum due to the rounding of individual components. Fund inception date 15 May 2006, performance reporting commenced June 2006.

2. Allocations may not add up to 100% due to the rounding of individual components and cash held within the transition account.

3. The Management fee is inclusive of GST (after taking into account Reduced Input Tax Credits) and can be negotiated for direct investors. Refer to the current disclosure document for more information on fees and costs.

4. The Fund's benchmark was UBS Global Real Estate Investors ex Australia Index (\$A Hedged) until 31 August 2008, after which the benchmark became the UBS Global Real Estate Investors Index (\$A Hedged) until 31 May 2015. From 1 June 2015 the benchmark is the FTSE/NAREIT Developed Markets Real Estate Index (\$A Hedged NR).

5. Please refer to the Product Disclosure Statement on the Morningstar website for more information on how to apply.

Morningstar's Investment Principles



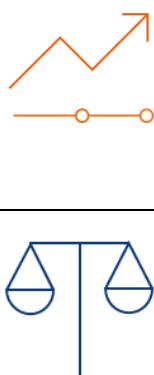
We put investors first. We believe the firms that put investors first win in the long term because their investors win.

Since 1984, Morningstar, Inc. has been helping investors reach their financial goals. Our fiduciary duty to our principals is paramount.



We're independent-minded. To deliver results, we think it's necessary to invest with conviction, even when it means standing apart from the crowd.

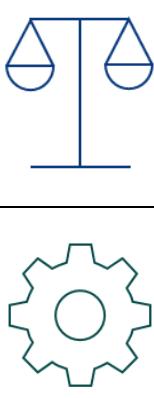
Our research shows that making decisions based on fundamental analysis, rather than short-term factors and sentiment, delivers better long-term investment results.



We invest for the long term. Taking a patient, long-term view helps people ride out the market's ups and downs and take advantage of opportunities when they arise.

Investing with a multi decade horizon aligns with investors focus on increasing their purchasing power over their lifetimes.

The long term is the only period where fundamental, valuation driven investing works.



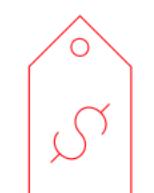
We're valuation-driven investors. Anchoring decisions to an investment's fair value — or what it's really worth — can lead to greater potential for returns.

Valuation-driven investing through a long-term focus on the difference between price and intrinsic value enables investors to get more than they're paying for.



We take a fundamental approach. Powerful research is behind each decision we hold, and we understand what drives each investment we analyse.

Fundamental investing incorporates a focus on the future earnings of an investment and not its prospective price change.



We strive to minimise costs. Controlling costs helps investors build wealth by keeping more of what they earn.

Investment returns are uncertain, but costs are not.

Lower costs allow investors to keep more of their returns.



We build portfolios holistically. To help manage risk and deliver better returns, truly diversified portfolios combine investments with different underlying drivers.

Portfolios should be more than the sum of their parts.

True diversification can have a powerful impact on a portfolio's risk-adjusted returns – but simply holding more investments isn't the same as true diversification.