

Property Managed Account Portfolio

072018

Monthly Performance Update

All data and information as at Portfolio Date: 31/07/2018

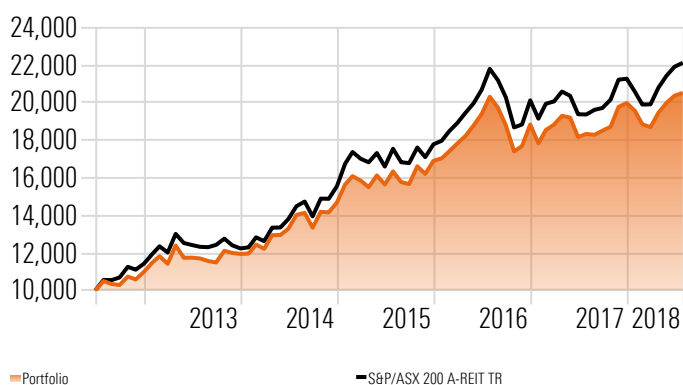
Risk Profile: High
Inception: 1 July 2012
Management Fee: 0.39%
Investment Horizon: 5 Years

Investment Objective

To achieve capital growth and income by investing predominantly in a diversified portfolio of property related securities.

Investment Growth

Time Period: 1/07/2012 to 31/07/2018



Trailing Returns

	5yr (% p.a)	3yr (% p.a)	1yr	3mth	1mth	Incp (% p.a)
Portfolio	11.87	7.88	11.91	5.39	0.71	12.53
S&P/ASX 200 A-REIT TR	12.40	8.03	14.21	6.35	0.96	13.93

Past performance is not a reliable indicator of future performance. Returns over 12 months are annualised.

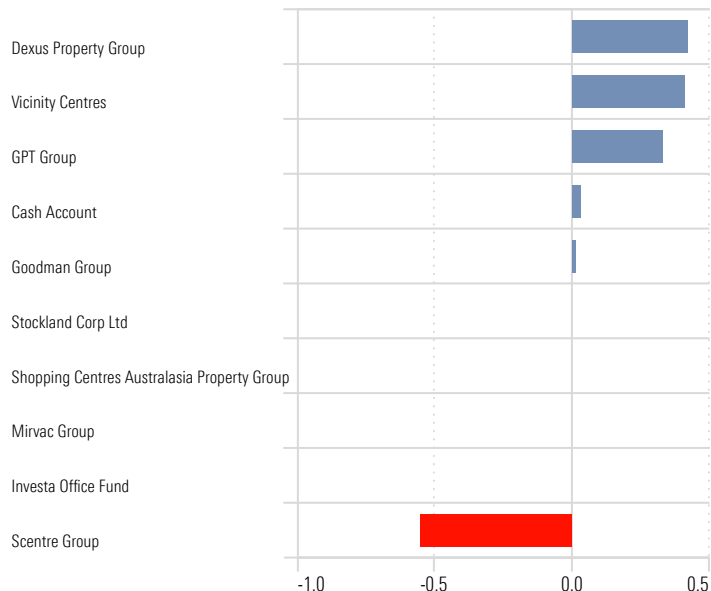
Investment Strategy

An actively managed diversified portfolio of property related securities (such as Australian Real Estate Investment Trusts) with a greater focus on Australian commercial property rental income and balance sheet strength. The portfolio is designed for investors whose main objective is to achieve capital and income growth through a diversified portfolio of property related securities.

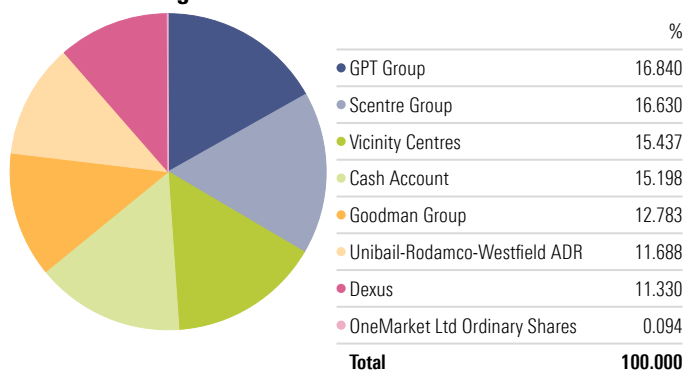
Risk Since Inception

	Std Dev	Max Drawdown	Beta
Portfolio	12.00	-14.32	0.96
S&P/ASX 200 A-REIT TR	12.08	-14.29	1.00

Contribution Over the Month



Portfolio Holdings



1) Management fees can be negotiated and may be less than the standard management fee. The portfolio may include exchange traded funds which charge management fees and these are an additional cost to individual investors and impact their return. 2) Investment performance is before tax and after the standard management fee of 0.39% (inclusive of GST). Investment performance represents modelled performance only and assumes income received is reinvested. An individual investor's performance will differ from the modelled performance depending on factors such as transaction timing, actual management fees, whether income is paid and any divergence from model portfolio weightings.

Portfolio Holdings

	Morningstar Industry	Portfolio Weighting %
GPT Group	REIT - Diversified	16.840
Scentre Group	REIT - Retail	16.630
Vicinity Centres	REIT - Retail	15.437
Cash Account	—	15.198
Goodman Group	REIT - Diversified	12.783
Unibail-Rodamco-Westfield ADR	REIT - Retail	11.688
Dexus	REIT - Diversified	11.330
OneMarket Ltd Ordinary Shares	Software - Application	0.094

About Morningstar

Morningstar is a leading provider of asset allocation, portfolio construction and investment research services with over 35 years' experience in the United States, Australia and other international markets. Morningstar advises and manages funds for superannuation funds, institutions, platform distributors, financial advisers and individuals.

Morningstar's disciplined investment approach delivers objective, cost effective and holistic solutions for our clients – helping them reach their financial goals. This long-term, valuation driven approach is underpinned by an emphasis on preserving capital and undertaking comprehensive fundamental analysis of global asset classes and securities.

This document is issued by Morningstar Investment Management Australia Limited (ABN 54 071 808 501, AFS Licence No. 228986) ('Morningstar'). © Copyright of this document is owned by Morningstar and any related bodies corporate that are involved in the document's creation. As such the document, or any part of it, should not be copied, reproduced, scanned or embodied in any other document or distributed to another party without the prior written consent of Morningstar. The information provided is for general use only. In compiling this document, Morningstar has relied on information and data supplied by third parties including information providers (such as Standard and Poor's, MSCI, Barclays, FTSE). Whilst all reasonable care has been taken to ensure the accuracy of information provided, neither Morningstar nor its third parties accept responsibility for any inaccuracy or for investment decisions or any other actions taken by any person on the basis or context of the information included. Past performance is not a reliable indicator of future performance. Morningstar does not guarantee the performance of any investment or the return of capital. Morningstar warns that (a) Morningstar has not considered any individual person's objectives, financial situation or particular needs, and (b) individuals should seek advice and consider whether the advice is appropriate in light of their goals, objectives and current situation. Before making any decision about whether to invest in a financial product, individuals should obtain and consider the disclosure document. For a copy of the relevant disclosure document, please contact our Adviser Distribution Team on 02 9276 4550.