

# Super Easy Property

Quarterly Investment Option Update

31 December 2020

## Aim and Strategy

The strategy aims to provide returns that track the S&P/ASX 200 A-REIT Index with net dividends reinvested. Exposure to the Property asset class will be attained through the use of low cost index-focused investment managers.

## Investment Option Performance

To view the latest investment performances for each product, please visit [www.amp.com.au/performance](http://www.amp.com.au/performance)

## Investment Option Overview

<b>Investment category</b>	Property and infrastructure
----------------------------	-----------------------------

<b>Suggested minimum investment timeframe</b>	7 years
---	---------

<b>Relative risk rating</b>	Very High
-----------------------------	-----------

<b>Investment style</b>	Index
-------------------------	-------

<b>Manager style</b>	Single
----------------------	--------

<b>Asset Allocation</b>	<b>Benchmark (%)</b>
-------------------------	----------------------

Listed Property and Infrastructure	100
------------------------------------	-----

Cash	0
------	---

<b>Actual Allocation</b>	<b>%</b>
--------------------------	----------

International Shares	0.89
----------------------	------

Australian Shares	1.48
-------------------	------

Listed Property and Infrastructure	97.56
------------------------------------	-------

Cash	0.07
------	------

<b>Sector Allocation</b>	<b>%</b>
Diversified REITs	33.40
Industrial REITs	27.36
Retail REITs	25.25
Office REITs	9.78
Futures	1.48
Specialised REITs	1.48
Residential REITs	1.18
Cash	0.07

<b>Top Holdings</b>	<b>%</b>
Goodman Group	26.19
Scentre Group	11.89
Mirvac Group	8.57
Dexus	8.43
Stockland	8.22
GPT Group/The	7.23
Charter Hall Group	5.64
Vicinity Centres	5.11
Shopping Centres Australasia P	2.24
Charter Hall Long Wale REIT	1.96

<b>Region Allocation</b>	<b>%</b>
Australasia	99.04
Europe ex UK	0.89
Cash	0.07

## Market Review

The Australian listed real estate market rose strongly in the December quarter, slightly underperforming the broader Australian share market, with the S&P/ASX 200 A-REIT index finishing up by 13.30% on a total return basis. Markets initially rallied as the government announced extensive fiscal stimulus in the Federal Budget and received further monetary policy support in November when the RBA lowered its target cash rate by 0.15% to 0.10% and announced its intention to purchase bonds, among other measures. Listed real estate was also buoyed by COVID-19 vaccine optimism and stronger than expected economic data, with the real estate segments such as retail that were most impacted earlier in the year by lockdowns and other containment measures rallying sharply, especially those with assets in Victoria. However, the ongoing impacts of the pandemic saw the market pull back towards quarter-end, when a COVID-19 outbreak in Sydney led to a lockdown of the affected region and the reclosure of state borders. Despite softer market conditions, resilience in asset valuations and other operations was evidenced in some companies' updates (such as Goodman Group, Dexus and Charter Hall Long Wale REIT), while heightened transaction activity and equity raisings also featured, with the demand for industrial assets continuing amid the accelerated shift to online shopping.

## Outlook

Australian listed real estate will likely continue to be subject to near-term volatility, which is affecting all markets, due to the impact of extensive COVID-19 containment measures on economic activity. Foot traffic and consumer confidence will likely improve as the economy moves towards a greater semblance of normalcy, supporting the retail segment. The federal government's HomeBuilder scheme will buttress the residential segment. The office segment should be resilient as office leases are generally long term; however, this could be disrupted as businesses choose to embrace technology for their requirements going forward, allowing staff to increasingly work from home. The industrial segment should remain robust, especially properties exposed to the increases in online shopping and data usage.

## Availability

Product Name	APIR
AMP Flexible Super - Retirement	AMP1619AU
AMP Flexible Super - Super	AMP1610AU

## Contact Details

**Web:** [www.amp.com.au](http://www.amp.com.au)

**Email:** askamp@amp.com.au

**Phone:** 131 267



### What you need to know

This publication has been prepared by AWM Services Pty Limited ABN 15 139 353 496, AFSL No. 366121 (AWM Services). The information contained in this publication has been derived from sources believed to be accurate and reliable as at the date of this document. Information provided in this investment option update are views of the underlying investment manager only and not necessarily the views of AMP Limited ABN 49 079 354 519 (AMP Group). No representation is given in relation to the accuracy or completeness of any statement contained in it. Whilst care has been taken in the preparation of this publication, to the extent permitted by law, no liability is accepted for any loss or damage as a result of reliance on this information.

The investment option referred to in this publication is available through products issued by N.M. Superannuation Proprietary Ltd ABN 31 008 428 322, AFSL 234654 (NM Super), AMP Capital Funds Management Limited ABN 15 159 557 721, AFSL 426455 (AMPCFM) and/or ipac asset management limited ABN 22 003 257 225, AFSL 234655 (ipac). Before deciding to invest or make a decision about the investment options, you should read the current Product Disclosure Statement (PDS) for the relevant product, available from the issuer or your financial planner.

Any advice in this document is of a general nature only and does not take into account your financial situation, objectives and needs. Before you make any investment decision based on the information contained in this document you should consider how it applies to your personal objectives, financial situation and needs, or speak to a financial planner. In providing any general advice, AMP Group receives fees and charges and their employees and directors receive salaries, bonuses and other benefits.

Any references to the "Fund", strategies, asset allocations or exposures are references to the underlying managed fund that the investment option either directly or indirectly invests in. The investment option's aim and strategy mirrors the objective and investment approach of the underlying fund. An investment in the investment option is not a direct investment in the underlying fund.

Neither NM Super, AMPCFM, ipac, AWM Services, any other company in the AMP Group nor the underlying fund manager guarantees the repayment of capital or the performance of any product or particular rate of return referred to in this document, unless expressly stated in the PDS. Past performance is not a reliable indicator of future performance. Any slight asset allocation deviations from 100% may be caused by rounding, asset categorisation and/or hedging.