

# Property Index\*

Quarterly Investment Option Update

30-June-2018

\*This option is named "Super Easy Property" under the AMP Flexible Super Product line

## Availability

Product name	APIR
AMP Flexible Super – Choice (Retirement)	AMP1619AU
AMP Flexible Super – Choice (Super)	AMP1610AU
CustomSuper	AMP1524AU
Flexible Lifetime – Allocated Pension	AMP1536AU
Flexible Lifetime – Super	AMP1524AU
Signature Super	AMP1548AU
Signature Super – Allocated Pension	AMP1560AU

## Investment Option Performance

Investment performances are subject to product fees and where relevant tax as outlined in the product PDS. Therefore investment performance may differ between products. In addition, activity on your account such as contributions and deductions will also impact the investment performance specific to you. To view the latest investment performances for each product, please visit [www.amp.com.au](http://www.amp.com.au). You can also view the last investment performance specific to you by visiting your My Portfolio account.

## Contact Us

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## Overview

**Aim & Strategy:** To provide returns over the long term in line with an appropriate index by investing in Property Securities. Exposure to this asset class will be attained through the use of index focussed investment managers. The strategy aims to provide returns that track the S&P/ASX 200 A-REIT Index with net dividends reinvested. Currently managed by UBS Asset Management (Australia) Ltd.

**Investment category:** Property

**Suggested Investment Timeframe:** 5 years

**Relative Risk Rating:** Medium to high

**Investment Style:** Index style

Asset Allocation	Actual (%)	Range (%)
Listed Australian Shares	99.96	95-100
Non Benchmark Equities	0.00	0-5
Cash	0.04	0-2

## Holdings

Industry Exposure	%
Australian Real Estate Investment Trusts	99.96

Regional Exposure	%
Australia	90.81
Netherlands	9.14

Top Ten Securities	%
Scentre	20.68
Goodman	13.64
Unibail Rodamco Westfield	9.14
Dexus	8.66
Stockland	8.56
GPT	8.04
Vicinity Centers	7.37
Mirvac	7.12
Charter Hall	2.66
Investa Office Fund	2.29

## Market Commentary

The Australian REIT market (S&P/ASX 300 A-REIT Accumulation Index) delivered a +9.8% return in the June quarter 2018, outperforming the broader equities return of +8.5% (S&P/ASX 200 Accumulation Index). Performance was supported by returning cash from the Unibail takeover of Westfield and from further M&A activity. Investa Office (IOF) and Blackstone entered into a scheme of arrangement after Blackstone's bid in May. In the manufactured housing sector, Hometown and Brookfield traded all cash offers for Gateway Lifestyle (GTY). Only two stocks recorded negative returns, being Folkstone Education (FET) at -0.8% and Rural Funds (RFF) at -4.7%. The developers also struggled, with Stockland (SGP) returning +1.9% and Mirvac (MGR) +3.7%, impacted from negative sentiment from falling house prices, low auction clearance rates, and the financing impact from the Royal Commission.

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