

**IOOF WealthBuilder**

# Global Property Securities Fund

31 December 2023

Fund features	
APIR code	IOF0130AU
Inception date	20 October 2008
Fund size	\$1.16m
Minimum investment horizon	5 years
Risk/return profile	High

Underlying managed fund	
Resolution Capital Limited (Resolution Capital)	

Total estimated management costs at 30/11/2023 <sup>1</sup>	
Estimated management fee	1.40% pa
Estimated performance fee	Nil
Total estimated management cost	1.40% pa

Investment minimums	
Initial investment	\$2000 or \$500 with regular savings plan
Additional contributions	\$500
Regular savings plan	\$100 per month
Withdrawal	\$500
Regular withdrawal	\$200 per month, quarter, half-year or year

## Investment objective

To achieve an annual total return that exceeds the total return of the UBS Global Real Estate Investors Index (hedged in \$A) by 3 per cent per annum on a rolling three-year basis.

## Investment strategy

The IOOF Global Property Securities Fund (Fund) primarily invests in global listed real estate investment trusts (REITs) and real estate securities that derive most of their returns from rental income. The Fund's Investments provide exposure to a range of underlying real estate securities from around the world including office buildings, shopping centres, industrial warehouses, residential communities, hotels and healthcare facilities. The Fund may also have exposure to companies which undertake activities such as real estate development, real estate construction contracting and real estate funds management activities.

The underlying unit trust provides that the risk adjusted returns can be achieved through a concentrated portfolio of 30 to 60 stocks. In constructing the portfolio, bottom-up stock analysis is combined with the identification of broader investment and direct real estate market themes.

The Fund is authorised to utilise derivative instruments for risk management purposes subject to the specific restriction that they cannot be used to gear portfolio exposure. When used for investment purposes, no more than 30% of the Fund can be exposed to derivative instruments as determined by their market equivalent exposure.

The Fund does not hedge against foreign exchange movements, however the underlying unit trusts in which the Fund invests, or the underlying investment managers may do so.

## Performance<sup>2</sup>

	3 mths %	6 mths %	1 year %	3 years %	5 years %
<b>Actual (net)</b>	9.59	4.60	5.00	0.73	1.98

Performance data provided by FE fundinfo.

### **📌 Closed to new investors**

This IOOF WealthBuilder funds is only open to existing investors who established their IOOF WealthBuilder account prior to 16 December 2015. Existing investors may make additional contributions, switch to another option or withdraw at any time.

**To find out more about the underlying managed fund(s), please refer to the underlying investment manager's website.**

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1. Total management costs include the annual management fee and estimated performance fees. When money moves in or out of a WealthBuilder investment option (or Fund), you may incur transaction costs (buy/sell spreads) which are included in the entry and exit price of the applicable Fund you choose. Fund expense recoveries (if applicable) will be charged in addition to total management costs. Investor advice fees may apply depending on what arrangement investors have negotiated with their financial adviser. Please refer to the latest PDS or [australianunity.com.au/aulbl-wealthbuilder](http://australianunity.com.au/aulbl-wealthbuilder) for further information on fees and costs.
2. Performance is net of management costs, expenses and tax. Performance is based on exit price to exit price for the period. Management costs, tax and other expenses are accounted for in the exit price. Past performance is not a reliable indicator of future performance. Please refer to [australianunity.com.au/aulbl-wealthbuilder](http://australianunity.com.au/aulbl-wealthbuilder) for updated performance information. Performance data is provided by FE fundinfo (FE fundinfo (Australia) PTY Limited, ABN 18 601 868 311). For further information visit [www.fe-fundinfo.com](http://www.fe-fundinfo.com)

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