

Perpetual Private

# PERPETUAL SELECT REAL ESTATE FUND

August 2019



## FUND FACTS

**Investment objective:** Income and long-term capital growth through investment in a diversified portfolio of Australian and international real estate investment trusts and unlisted property trusts.

**Suggested length of investment:** Five years or longer.

## INVESTMENT APPROACH

The Fund combines specialist investment managers with different investment styles and philosophies. This can help reduce the volatility of the Fund by avoiding over exposure to a particular specialist investment manager.

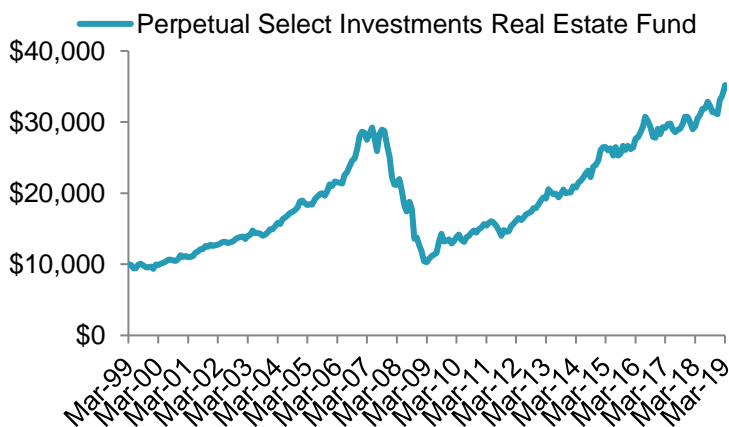
The currency exposure of international assets is monitored and hedging strategies may be implemented (using derivatives) with the aim of reducing the impact of adverse currency movements.

## TOTAL RETURNS % (AFTER FEES) AS AT 31 AUGUST 2019

	APIR CODE	1 MTH	3 MTHS	6 MTHS	1 YR PA	3 YRS PA	5 YRS PA
Perpetual Select Investments Real Estate Fund	PER0254AU	3.1	7.1	12.5	15.5	7.9	10.3
Mercer Retail Trusts Aust. Listed Property - Median		0.7	7.4	12.7	15.4	7.6	11.6
Perpetual Select Super Real Estate Fund	WDL0010AU	3.0	6.5	11.5	14.1	7.1	8.9
Mercer Personal Super Aust. Listed Property - Median		1.0	7.1	12.0	14.7	7.0	10.5
Perpetual Select Pension Real Estate Fund	WDL0020AU	3.1	7.0	12.4	15.3	7.9	10.2
Mercer Allocated Pensions Aust. Listed Property - Median		0.8	7.3	13.0	16.3	7.9	11.4

Past performance is not indicative of future performance

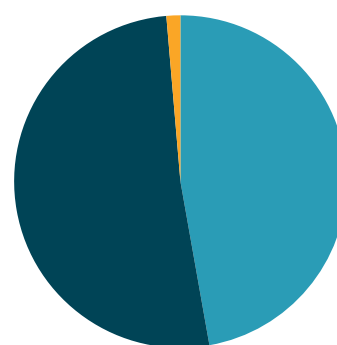
## GROWTH OF \$10,000 SINCE INCEPTION\*



\*The Growth of \$10,000 chart includes reinvestment of dividends and capital gains, but does not reflect the effect of any applicable sales or redemption charges which would lower these figures.

TOP 10 STOCK HOLDINGS	WEIGHTS (%)
Scentre Group Limited	8.9
Goodman Group	7.3
Dexus	5.2
Stockland	4.3
Vicinity Centres	3.7
Equity Residential	3.7
Mirvac Group	3.5
Prologis Incorporated	3.4
HCP, Inc.	3.1
GPT Group	2.7

## PORTFOLIO EXPOSURES



- Renaissance Investment Management, 47%
- Resolution Capital, 51%
- Cash, 1%

## MANAGER INVESTMENT APPROACH

Renaissance Property Securities	Diversified Australian Real Estate Investment Trust portfolio, fundamental bottom-up stock selection
Resolution Capital	Concentrated Global Real Estate Investment Trust portfolio, fundamental bottom-up stock selection

### RETURNS BREAKDOWN (INVESTMENTS)

	FY 2019	FY 2018	FY 2017
Growth Return %	12.5%	8.9%	-1.9%
Distribution Return %	0.4%	1.1%	0.5%
Total Return %	13.0%	10.0%	-1.4%

### DISTRIBUTION BREAKDOWN

	FY 2019	FY 2018	FY 2017
Cents per unit	0.3952	0.8837	0.4521

### PRODUCT FEATURES

	SUPER	PENSION	INVEST.
Inception date	Dec 94	Dec 94	Mar 99
Estimated Mgmt Cost	2.16%	2.16%	2.03%
Ongoing fee discount	Yes	Yes	Yes
Buy spread	0.40%	0.40%	0.40%
Sell spread	0.00%	0.00%	0.00%
Contribution fee	0.00%	0.00%	0.00%
Withdrawal fee	\$0.00	\$0.00	\$0
Monthly member fee	\$10.42	\$10.42	\$0
Min. initial contribution	\$3,000	\$3,000	\$5,000
Min. additional contribution	\$0	\$0	\$1,000
Savings plan	Yes	No	Yes
Withdrawal plan	No	No	Yes
Distribution frequency	N/A	N/A	Quarterly
Contact information		1800 003 001	

This information has been prepared by Perpetual Trustee Company Limited (PTCo) ABN 42 000 001 007, AFSL 236643. It is general information only and is not intended to provide you with financial advice or take into account your objectives, financial situation or needs.

You should consider, with a financial adviser, whether the information is suitable for your circumstances. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. The PDS for the relevant funds, issued by Perpetual Investment Management Limited (PIML) ABN 18 000 866 535, AFSL 234426 (PIML) or Perpetual Superannuation Limited (PSL) ABN 84 008 416 831, AFSL 225246 RSE L0003315 (PSL), should be considered before deciding whether to acquire or hold units in the fund. The PDS can be obtained by calling 1800 003 001 or visiting our website [www.perpetual.com.au](http://www.perpetual.com.au). No company in the Perpetual Group\* guarantees the performance of any fund or the return of an investor's capital. Total returns shown for the fund has been calculated using exit prices after taking into account all of Perpetual's ongoing fees, in line with the FSC Standard No.6 and assuming reinvestment of distributions. No allowance has been made for taxation. Past performance is not indicative of future performance.

\*Perpetual Group means Perpetual Limited ABN 86 000 431 827 and its subsidiaries.

#### MORE INFORMATION

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