

IMPLEMENTED REAL ESTATE PORTFOLIO

Fund Profile – 28 February 2019

FUND FACTS

APIR code	PER0712AU
Inception Date	9 December 2013
Asset class	Property
Investment style	Multi Manager Blend
Benchmark	Real Estate Composite Benchmark*
Suggested length of investment	Five years or more
Unit pricing frequency	Daily
Distribution frequency	Quarterly
Legal type	Unit Trust
Product type	Wholesale Managed Investment Scheme
Status	Open
ICR (%) (as at 30 June 2018)	0.70%
Buy/Sell spread (as at 1 October 2018)	0.45% / 0.00%
Issuer	Perpetual Investment Management Limited

INVESTMENT OBJECTIVE

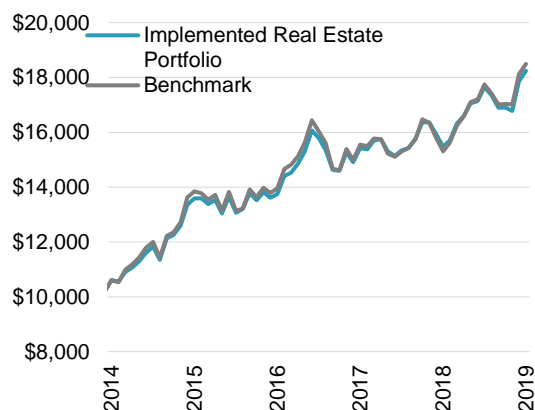
To provide investors with income and long-term capital growth through investment in a diversified portfolio of Australian and international real estate investment trusts. To outperform the stated benchmark over rolling three-year periods.

BENEFITS

Provides investors with the potential for maximising income and capital growth, with broad market exposure.

GROWTH OF \$10,000 SINCE INCEPTION (NET OF FEES)

As at February 2019



Source: RBC

*The Real Estate Composite benchmark consists of 50% S&P/ASX 300 A-REIT Accumulation Index & 50% FTSE EPRA/NAREIT Developed Index – Net Return (Unhedged in AUD), reflecting the portfolio's investment strategy.

NET PERFORMANCE

As at February 2019

RETURNS	1MTH	3MTH	1YR	3YR	5YR	S/I*
Total return	2.1%	7.9%	17.9%	9.9%	11.4%	12.2%
Growth return	2.1%	7.9%	16.0%	8.4%	10.1%	10.9%
Distribution return	0.0%	0.0%	1.9%	1.5%	1.3%	1.3%
Benchmark	2.1%	8.5%	20.8%	9.8%	11.8%	12.5%
Excess Return	0.0%	-0.6%	-2.9%	0.1%	-0.3%	-0.3%

Source: RBC. Past performance is not indicative of future performance.

*Since Inception

TOP 10 STOCK HOLDINGS

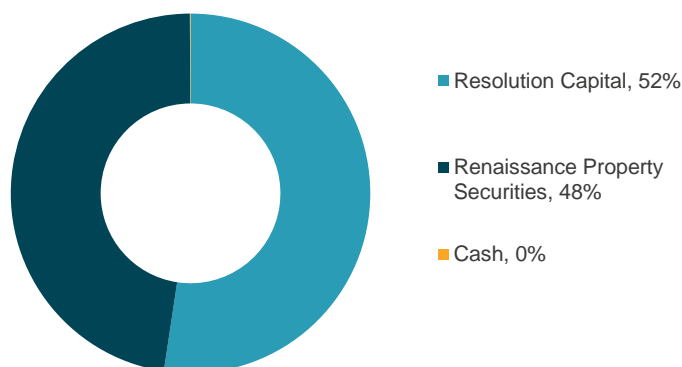
As at February 2019

STOCK	WEIGHT %	COUNTRY
Scentre Group	9.5%	Australia
Goodman Group	7.7%	Australia
Dexus Group	5.5%	Australia
Stockland	4.0%	Australia
Vicinity Centres	3.9%	Australia
Prologis	3.7%	United States
Mirvac Group	3.5%	Australia
Unibail-Rodamco	3.2%	Netherlands
Equity Residential	2.9%	United States
Simon Property Group	2.8%	United States

Source: RBC, FactSet

PORTFOLIO EXPOSURE BY MANAGER

As at February 2019



Source: RBC

INVESTMENT APPROACH

A multi-manager framework is utilised, where specialist investment managers are selected to form a diverse and complementary mix of investment strategies and styles. This can help reduce volatility by avoiding over exposure to a particular specialist investment manager. Derivatives may be used in managing the portfolio.

INVESTMENT STRATEGY

The strategy is biased towards utilising managers who are fundamental bottom-up stock pickers, have a repeatable investment process, operate within an appropriate risk management framework and operate in an aligned and stable organisational structure. We believe these factors best deliver a stable outcome of returns within a multi-manager framework.

The Implemented Real Estate Portfolio uses two broad market managers that respectively invest across the entire market capitalisation spectrum of the domestic and global Real Estate Investment Trust (REIT) markets. That includes large, mid and small REITs by market capitalisation.

The portfolio managed by the domestic REIT manager will tend to be diversified in nature as it relates to the domestic benchmark and typically hold anywhere between 15-25 Australian REITs. The portfolio managed by the global REIT manager will typically be concentrated in nature as it relates to the global benchmark, holding anywhere between 30-50 global REITs. This allows for the Implemented Real Estate Portfolio to access the managers' high conviction stock picking decisions across what is a broader global REIT universe when compared to the domestic REIT universe.

The portfolio blends the above mentioned managers, targeting managers who have a long term and consistent track record, are expected to continue to deliver on this track record, and whose investment styles complement each other well. Consistency of return profiles are of paramount importance such that we can comfortably blend managers who we believe will continue to complement each other well. The end result is the creation of a portfolio that aims to have an overall volatility below that of the composite benchmark.

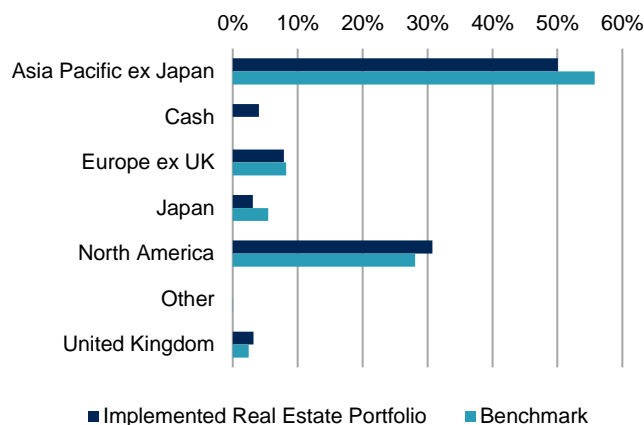
MANAGER LINE-UP AND APPROACH

As at February 2019

MANAGER	APPROACH
Renaissance Property Securities	Diversified A-REIT portfolio, fundamental bottom-up stock selection
Resolution Capital	Concentrated G-REIT portfolio, fundamental bottom-up stock selection

REGION EXPOSURES

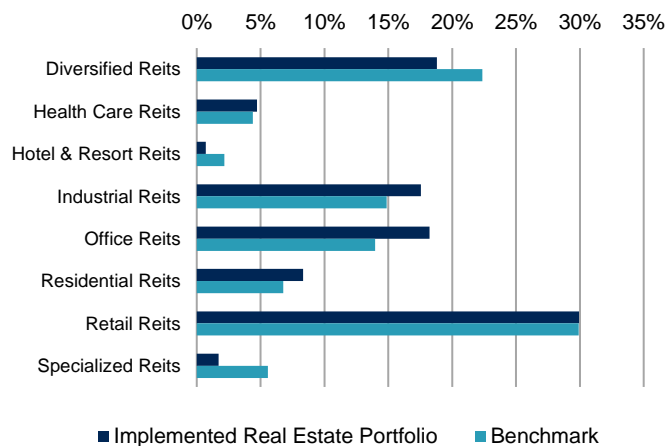
As at February 2019



*Other denotes unlisted property trusts.
Source: RBC, Factset

INDUSTRY EXPOSURES

As at February 2019



Source: RBC, Factset

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