

Australian Property Securities Fund

The Zurich Investments Australian Property Securities Fund offers investors access to some of the best value listed property trusts in Australia and is actively managed by one of the most experienced investment teams in the industry.

Investment return objective

The fund aims to:

- provide exposure to a range of property securities, including retail, commercial and industrial property sectors
- outperform the benchmark over a period of five years, providing capital growth and some income over the medium to long-term.

Investment strategy

The Fund invests in a range of listed property securities, spread primarily across retail, commercial, industrial and residential property sectors.

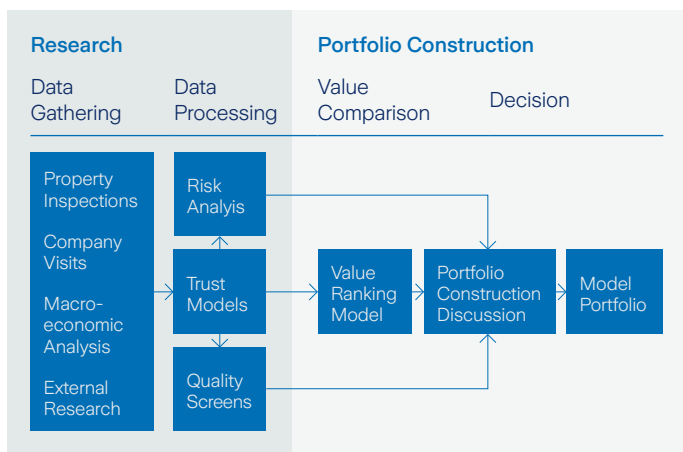
About the manager

Zurich Investments provides exclusive access to specialist managers recognised as being amongst the best in their area of expertise. Zurich Investments has appointed Renaissance Property Securities Pty Ltd (Renaissance) as its strategic investment partner for the fund. Established in April 2003 as a division of Renaissance Asset Management, Renaissance is renowned for its vast experience and knowledge in Australian property securities investment management.

Features	Benefits
Capital growth	This well diversified property fund allows you to participate in the growth of real estate investment trusts in Australia.
Experienced team	<ul style="list-style-type: none">• Two senior portfolio managers 100% focused on Australian listed property securities• Fundamental and detailed individual stock research• Aligned and motivated - Its high conviction, value style provides opportunities for outperformance• Nimble enough to execute meaningful positions.
Regular income	The fund provides attractive levels of income comparable to the property trust index.



How the fund works



Who is it suitable for?

The Fund is likely to be appropriate for a consumer seeking capital growth and some income from a diversified portfolio of listed property securities to be used as a small allocation (<25% of their total investable assets) within a portfolio where the consumer has a long investment timeframe, high to very high risk/return profile and needs daily access to capital.

You can find the full TMD on the Zurich website at zurich.com.au/tmd



Current investment performance, fund size and asset allocation, together with fund manager videos can be found at zurich.com.au/areits

More information:

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At a glance

Fund name	Zurich Investments Australian Property Securities Fund
APIR code	ZUR0064AU
ARSN	089 663 025
Responsible entity	Zurich Investment Management Limited
Strategic investment partner	Renaissance Property Securities Pty Ltd
Investment style	Value
Target return	1.5% p.a. above the benchmark over rolling 3 year periods
Tracking error	Between 0.75% and 2.5% p.a.
Recommended minimum investment timeframe	5+ years
Initial and minimum investment value	\$5,000 Master trusts & wrap accounts – subject to provider
Total estimated management costs	0.81% p.a.
Benchmark	S&P/ASX 300 AREIT Accumulation Index
Investment universe	Australian Property Securities, with up to 20% of the portfolio in property-related securities not included in the benchmark
Applications and redemptions	Available daily
Risk profile	Very high
Distribution frequency	Quarterly
Fund inception date	28 February 2000

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Past performance is not a reliable indicator of future performance. Investments are subject to risk – returns can go up and down and may be positive or negative.

Any performance returns quoted are compound rates of return calculated on exit prices. They include growth and distributions (assumes reinvestment of distributions), are net of fees and taxes and are rounded to two decimal places. Any benchmark returns shown are gross returns.

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