

MLC Property Securities Fund

Property – Australia

Objective

Aims to outperform the S&P/ASX 300 A-REIT Accumulation Index, before fees, over five-year periods.

Investment approach

Invests primarily in Australian property securities, including listed real estate investment trusts and companies across most major listed property sectors. Does not normally invest in direct property, but may have some exposure to property securities listed outside of Australia from time to time.

About the investment manager

MLC has been looking after the investment needs for generations of Australians. MLC believes the best way to manage portfolios is to employ the skills of multiple specialist investment managers. MLC's investment experts have extensive knowledge and experience at designing and managing portfolios using a multi-manager investment approach. The MLC Group of companies is the wealth manager division of National Australia Bank and manages \$208 billion (as at 30 June 2017) on behalf of individual and corporate investors in Australia.

Performance

Performance (after tax and management fees) as at 31 July 2018

1 month (%)	3 month (%)	6 month (%)	1 year (% p.a.)	2 year (% p.a.)	3 year (% p.a.)	5 year (% p.a.)	7 year (% p.a.)	10 year (% p.a.)	Since Inception (% p.a.)
0.46	3.73	4.30	8.62	-0.30	5.04	7.81	9.39	5.72	3.65

Inception date:

12 August 2004

Investment menu code:

UF05

APIR code:

ALL0018AU

Investment management cost (ICR)¹:

0.73% p.a.

Buy/sell spread:

0.15% / 0.15%

Suggested min. investment period:

7 Years

Risk level:

6 – High

Invests into:

MLC Property Securities Fund
(APIR: MLC0263AU)

Growth of \$1,000 since inception



Target asset allocation

Range

Australian property	85 – 100%
International property	0 – 15%

Actual asset allocation²

Australian property	100.00%
International property	0.00%
Cash	0.00%
Total	100.00%

Recent option history:

Please note this investment option changed from UBS to MLC on 23 October 2008.

Investor Services

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Important notice: Generation Life Limited (Generation Life) AFSL 225408 ABN 68 092 843 902 is the issuer of Investment Bonds (IB). In deciding to acquire an IB or to hold an IB (including switching between Investment Portfolio options), you should obtain the relevant PDS and consider its content. We recommend that you obtain financial, legal and taxation advice before making any investment decision, including switching Investment Portfolios. Generation Life does not guarantee (whether expressly or impliedly) investment returns or the return of capital invested when investing in IB Investment Portfolios. The information in this Adviser Reference Sheet does not take account of your objectives, financial situation or needs. Past performance is not an indicator of future performance. Performance is measured by Investment Portfolio unit price movements (after Tax and Management fees). The above-listed information is correct up to and including 31 July 2018 only. ¹The Indirect Cost Ratio (ICR) includes the investment manager's fees, estimated performance fee (if applicable), estimated expense recoveries and other indirect costs as a percentage of total average assets of the investment option as at 30 June 2017, but excludes indirect transactions and operation costs (see latest copy of the PDS). ²Asset allocations are updated quarterly.