

# InvestSMART Diversified Property & Infrastructure Portfolio

## Monthly update

PERFORMANCE TO 30 APRIL 2019	1 MTH	3 MTHS	6 MTHS	1 YR	2 YRS (P.A.)	3 YRS (P.A.)	S. I. (P.A.)
InvestSMART Diversified Property & Infrastructure	-0.45%	6.53%	12.18%	14.44%	4.53%	4.39%	6.92%
A Composite Benchmark <sup>^</sup>	-0.22%	6.69%	11.74%	17.37%	6.18%	6.06%	8.64%

### Key points

- Added -0.45% after fees in April the six-month rolling return 12.18%
- Domestic property detracted -0.63%, international property -0.26% with international infrastructure attributed 0.12%

### April in Review

After a very strong first quarter for both domestic and international property and infrastructure sectors, both bucked the equity trend in April and eased.

Investors have piled into 'bond proxy' assets throughout 2019 as central banks moved to dovish positions and Labor's proposed changes to the Australian imputation credits system haven't seen investors seeking new earnings streams.

Yield will be key over the coming years and this will make property and infrastructure an interesting investment vehicle due to their overall set up and 'trust'-like natures.

We also see defensive assets finding increased investment inflows over the coming period as investors look even up their asset allocation on possible slowing economic conditions and the possible lack of stimulus from central banks.

For more information on our Diversified Infrastructure and Property Portfolio, [click here](#).

#### <sup>^</sup>Benchmark Index

A composite index comprising of:

25% of S&P/ASX 200 A-REIT Index

25% of S&P/ASX Infrastructure Index

25% of Dow Jones Brookfield Global Infrastructure Total Return Index (AUD)

25% of Dow Jones Global Select Real Estate Securities Total Return Index (AUD)

## Portfolio allocation

ASSET ALLOCATION	
Sector	Weighting
International Property	24.31%
Global Infrastructure	23.78%
Domestic Property	23.91%
Domestic Infrastructure	25.11%
Cash	2.89%

Performance numbers exclude franking, after investment and admin fees; excludes brokerage. All yield figures include franking. All performance figures, graphs and diagrams are as at 30 April 2019. Performance figures are based on the portfolio's previous investment structure, a Separately Managed Account (SMA). This portfolio is now offered as a Professionally Managed Account (PMA), as of 1 November 2018. The underlying securities remain the same between the SMA and PMA structures. The inception date refers to the SMA. Please see the Investment Menu for full PMA fee details.

TOP 5 HOLDINGS	
Security	Weighting
SPDR Dow Jones Global Real Estate Fund (DJRE)	24.31%
Vanguard Australian Property Securities Index ETF (VAP)	23.91%
VanEck Vectors FTSE Global Infrastructure (Hedged) ETF (IFRA)	23.78%
Transurban Group (TCL)	9.97%
Sydney Airport (SYD)	4.82%

### InvestSMART Group Limited (INV)

was founded in 1999 and is a leading Australian digital wealth advisor which has over 32,000 clients and over \$1.4B in assets under advice. InvestSMART's goal is to provide quality advice and low cost investment products, free from the jargon and complexities so commonly found in the finance industry, to help you meet your financial aspirations.

### The Portfolio

The InvestSMART Property & Infrastructure Portfolio is designed for investors looking to diversify their property exposure or tap into the income & capital growth potential from the commercial property market generally inaccessible to the public. The Portfolio invests in a mix of Real Estate Investment Trusts (A-REITs), Infrastructure, and global property Exchange Traded Funds (ETFs) all managed in the one portfolio.

### Investment objective

The Portfolio's investment objective is to provide investors returns in line with the benchmark minus our fees by investing in a blend of our preferred Exchange Traded Funds (ETFs).

### Why the InvestSMART Diversified Property & Infrastructure Portfolio?

Get exposure to large-scale domestic and global property opportunities that would be too expensive for most people on their own. The InvestSMART Property & Infrastructure Portfolio is designed to give investors a good source of income through capital growth, property development and property-related earnings. Other benefits consist of inflation protection and portfolio diversification.

### Who manages the investment?

Evan Lucas, has been investing and researching global markets for over 10 years and is supported by our Investment Committee, chaired by Paul Clitheroe. After getting his Masters in Finance from Flinders University, Evan started his career in Amsterdam with ABN Amro before moving to the Royal Bank of Scotland. He returned to Australia with RBS Morgans where he developed his top down approach, joining InvestSMART as our Chief Market Strategist in 2018.

### Key Details

#### INVESTMENT CATEGORY

A blend of our preferred Exchange Traded Funds (ETFs)

#### INVESTMENT STYLE

Low cost Active Asset Allocation

#### BENCHMARK

A Composite Index

#### INCEPTION DATE

23 December 2015

#### SUGGESTED INVESTMENT TIMEFRAME

5+ years

#### NUMBER OF SECURITIES / STOCKS

5 - 12 securities

#### INVESTMENT FEE

\$99 - \$451 p.a. capped

#### PERFORMANCE FEE

N/A

#### MINIMUM INITIAL INVESTMENT

\$10,000

#### STRUCTURE

Professionally Managed Account (PMA)

#### SUITABILITY

Suitable for investors who want exposure to domestic and global property and infrastructure

#### PORTFOLIO MANAGER

Evan Lucas

## Important information

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