

# Australian Property Index

Quarterly Investment Option Update

30 September 2023

## Aim and Strategy

The strategy aims to provide returns that closely match the S&P/ASX 300 A-REIT Total Return Index with net dividends reinvested before fees and taxes. Exposure to the property asset class will be attained through the use of low cost index-focused investment managers.

## Investment Option Performance

To view the latest investment performances for this product, please visit [www.amp.com.au/performance](http://www.amp.com.au/performance)

## Investment Option Overview

<b>Investment category</b>	Property and infrastructure
<b>Suggested minimum investment timeframe</b>	7 years
<b>Standard Risk Measure</b>	7/Very High
<b>Investment style</b>	Index
<b>Manager style</b>	Single

Asset Allocation	Benchmark (%)
Cash	0
Australian property securities	100

Actual Allocation	%
International Shares	0.44
Australian Shares	2.10
Listed Property and Infrastructure	91.93
Cash	5.54

Sector Allocation	%
Industrial REITs	30.03
Diversified REITs	26.34
Retail REITs	23.28
Office REITs	7.40
Cash	5.54
Specialised REITs	4.64
Residential REITs	1.21
Futures	0.60
Health Care REITs	0.53
Hotel & Resort REITs	0.42

Top Holdings	%
Goodman Group	28.38
Scentre Group	9.86
Stockland	7.22
Mirvac Group	6.49
Dexus	6.06
GPT Group/The	5.76
Vicinity Ltd	5.06
Charter Hall Group	3.46
National Storage REIT	2.11
Region RE Ltd	1.80

Region Allocation	%
Australasia	94.03
Cash	5.54
Europe ex UK	0.44

## **Fund Performance**

The Fund produced a negative return for the September quarter as domestic property markets declined.

## **Market Review**

Australian listed property initially rose strongly in July and August due to cash rate expectations continuing to moderate, before falling significantly in September amid a shift to 'higher for longer' market expectations, leading the market to close lower for the overall quarter. The August results season meanwhile added volatility, as mixed outlooks reflected broader economic uncertainty.

## **Outlook**

We believe the Australian property sector will continue to be supported by stable income streams over the long-term, though we expect further near-term volatility to be likely in the current inflation and recession-focussed environment. Significant discounts to net asset valuations remain common in the sector.

---

## Availability

Product Name	APIR
SignatureSuper	AMP1548AU
SignatureSuper - Allocated Pension	AMP1560AU
SignatureSuper Term Pension	AMP1560AU*

\*Closed to new investors

## Contact Details

**Web:** [www.amp.com.au](http://www.amp.com.au)

**Email:** [askamp@amp.com.au](mailto:askamp@amp.com.au)

**Phone:** 131 267



### What you need to know

This publication has been prepared by AWM Services Pty Limited ABN 15 139 353 496, AFSL No. 366121 (AWM Services). The information contained in this publication has been derived from sources believed to be accurate and reliable as at the date of this document. Information provided in this investment option update are views of the underlying investment manager only and not necessarily the views of AMP Limited ABN 49 079 354 519 (AMP Group). No representation is given in relation to the accuracy or completeness of any statement contained in it. Whilst care has been taken in the preparation of this publication, to the extent permitted by law, no liability is accepted for any loss or damage as a result of reliance on this information.

The investment option referred to in this publication is available through products issued by N.M. Superannuation Proprietary Ltd ABN 31 008 428 322, AFSL 234654 (NM Super). Before deciding to invest or make a decision about the investment options, you should read the current Product Disclosure Statement (PDS) for the relevant product, available from the issuer or your financial planner.

Any advice in this document is of a general nature only and does not take into account your financial situation, objectives and needs. Before you make any investment decision based on the information contained in this document you should consider how it applies to your personal objectives, financial situation and needs, or speak to a financial planner. In providing any general advice, AMP Group receives fees and charges and their employees and directors receive salaries, bonuses and other benefits.

Any references to the "Fund", strategies, asset allocations or exposures are references to the underlying managed fund that the investment option either directly or indirectly invests in. The investment option's aim and strategy mirrors the objective and investment approach of the underlying fund. An investment in the investment option is not a direct investment in the underlying fund.

Neither NM Super, AWM Services, any other company in the AMP Group nor the underlying fund manager guarantees the repayment of capital or the performance of any product or particular rate of return referred to in this document, unless expressly stated in the PDS. Past performance is not a reliable indicator of future performance. Any slight asset allocation deviations from 100% may be caused by rounding, asset categorisation and/or hedging.