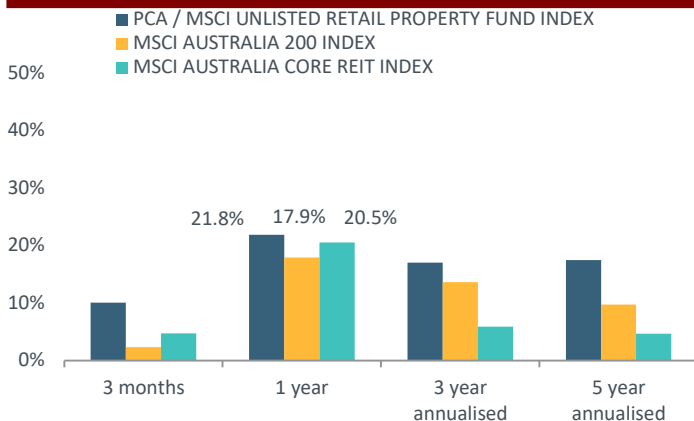


PROPERTY INVESTMENT FACTSHEET - DECEMBER 2021

Unlisted Funds

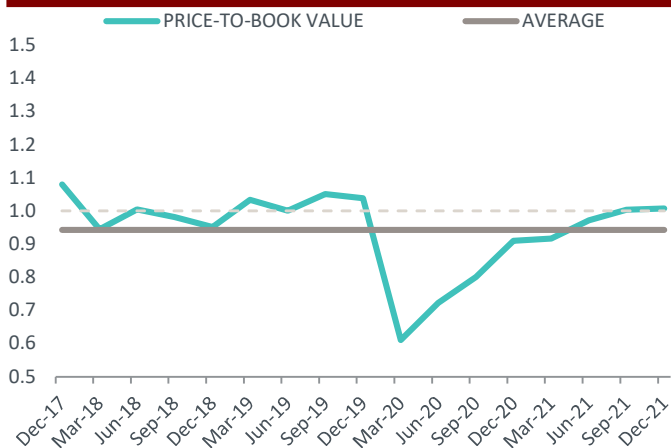
UNLISTED PROPERTY VS. EQUITIES RETURNS PERIODS TO DECEMBER 2021



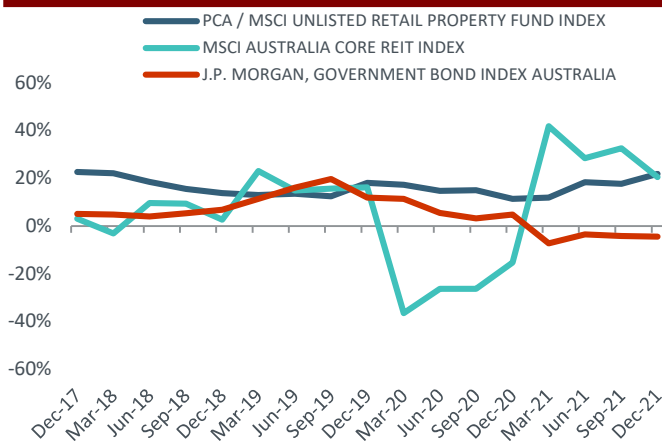
COMMENTARY

Public markets continued to forge ahead in the 12 months to 31 December 2021, extending the rebound from the pandemic. Despite a backdrop of continued fiscal and monetary support and a healthy recovery in corporate earnings, the strength of the rebound in the December quarter was diluted by the increasing spread of the Omicron variant. Australian equities returned 17.9% for the period, while A-REITs, delivered 20.5%. Australian unlisted property funds, with their slower pricing cycle, delivered 21.8% over the period, with performance continuing to be underpinned by tight cap rates and recovering rental incomes for COVID impacted assets.

LISTED PROPERTY: PRICE TO BOOK VALUE DECEMBER 2017 TO DECEMBER 2021



FIXED INCOME, UNLISTED & LISTED PROPERTY DECEMBER 2017 TO DECEMBER 2021



DETAILED INVESTMENT TYPE COMPARISON

DATE (12 MONTHS TO)	Unlisted Property PCA / MSCI UNLISTED RETAIL PROPERTY FUND INDEX	Listed Property MSCI AUSTRALIA CORE REIT INDEX	Australian Equities MSCI AUSTRALIA 200 INDEX	Global Equities MSCI WORLD ex AUSTRALIA INDEX	Fixed income J.P. MORGAN, GOVERNMENT BOND INDEX AUSTRALIA	Cash AUSTRALIAN BANKS' TERM DEPOSITS AVERAGE RATE
Dec-17	22.6%	3.0%	11.5%	19.3%	5.1%	2.0%
Dec-18	13.8%	2.7%	-2.8%	-7.7%	6.8%	2.0%
Dec-19	18.0%	16.2%	23.1%	27.9%	11.9%	1.5%
Dec-20	11.4%	-15.3%	1.0%	14.2%	4.8%	0.7%
Dec-21	21.8%	20.5%	17.9%	24.1%	-4.4%	0.2%
5 year annualised	17.4%	4.6%	9.7%	14.8%	4.7%	1.3%
Standard deviation	6.4%	22.8%	17.3%	17.5%	6.0%	0.4%

Data sources: MSCI, RBA, Barclays Capital (see other side for more information)

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PROPERTY INVESTMENT FACTSHEET - DECEMBER 2021

Direct Property

DIRECT PROPERTY INVESTMENT RETURNS DEC 1989 TO DEC 2021



COMMENTARY

Direct property markets continue to generate positive performance, delivering a total return of 11.4% for the 12 months to 31 December 2021. Income returns remain attractive, delivering 4.8% for the year. Returns continue to be driven largely by the industrial and logistics sector with solid returns in office and a continued stabilisation of retail. Direct property continues to be supported by positive capital flows from both domestic and offshore investors and strongly positive yield spreads.

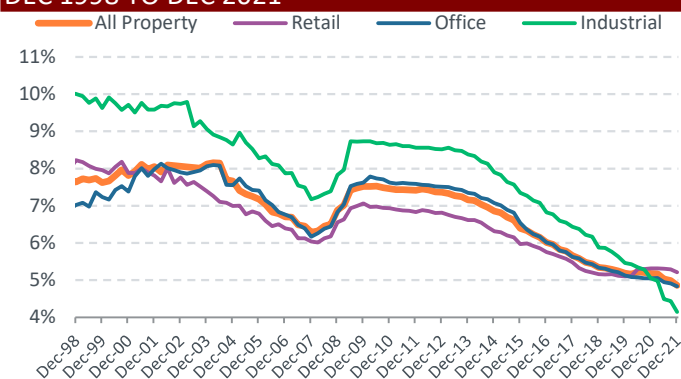
INCOME & CAPITAL RETURN FOR DIRECT PROPERTY 12 MONTHS TO DEC 2020 AND DEC 2021



COMMENTARY

The outlook for industrial and logistics remains strong albeit on tight pricing, with capital growth underpinned by rising rents and continued local and international investor interest. Total returns for retail have returned to positive territory, supported by income yields. With the country gradually opening up, the outlook for discretionary centric centres continues to improve. With workers returning to the CBD, the outlook for the office sector remains positive, with demand for higher quality assets continuing.

DIRECT PROPERTY CAP RATES PER SECTOR DEC 1998 TO DEC 2021



COMMENTARY

Asset pricing generally remains elevated with attractive yield spreads keeping capitalisation rates at historic lows for most markets. The continued compression of industrial and logistics capitalisation rates (-0.90% over the 12 months to December) sees the sector materially tighter than the retail and office sectors. Over the same period, retail capitalisation rates have started to compress marginally (-0.10%) supported by an improvement in transactional volumes and office also continues to strengthen (-0.21%).

DATA SOURCES -All results shown are accumulation indexes-

- UNLISTED PROPERTY The Property Council of Australia/MSCI Australia Unlisted Retail Quarterly Property Fund Index, Core funds, Pre-fee total return
- AUSTRALIAN EQUITIES MSCI Australia 200 Index, Gross total return
- GLOBAL EQUITIES MSCI World ex-Australia Index, Investible Market Index, Gross total return
- LISTED PROPERTY MSCI Australia Core REIT Index, Investible Market Index, Gross total return & Price-to-book-value ratio
- FIXED INCOME J.P. Morgan, Government Bond Index Australia, Unhedged, 7-10 Years, AUD, Total return
- CASH Reserve Bank of Australia, Retail deposit and investment rates, Banks' term deposits (\$10000), Average rate (all terms)
- DIRECT PROPERTY The Property Council/MSCI Australian All Property Index, Total income and capital return & Valuer capitalisation rate
- COMMENTARY Provided by Zenith Investment Partners

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