



IOOF

## WEALTHBUILDER

Fund profile 31 March 2019

## International Property Index – Vanguard

Fund features	
Inception date	16 December 2015
Fund Size	\$5.51m
Underlying Managed Fund (UMF) <sup>1</sup>	Vanguard® International Property Securities Index Fund ARSN 115 001 002 APIR VAN0018AU
Underlying fund manager	Vanguard Investments Australia Ltd ABN 72 072 881 086 AFSL 227263 (Vanguard) www.vanguard.com.au
Minimum investment horizon <sup>2</sup>	5 years
Risk/return profile <sup>2</sup>	High
Management Cost <sup>3</sup>	1.30% pa
Asset class	Asset range <sup>2</sup>
International property securities	100%
Investment minimums	
Initial investment	\$2,000 or \$500 with Regular Savings Plan
Additional contributions	\$500
Regular savings plan	\$100 per month
Withdrawal	\$500
Regular withdrawal	\$200 per month, quarter, half-year or year

**Investment objective<sup>2</sup>**

To grow the value of your investment over the long term by investing in a UMF providing exposure to indexed international property securities.

The UMF aims to track the return (income and capital appreciation) of the FTSE EPRA/NAREIT Developed ex-Australia Rental Index (with net dividends reinvested) in Australian dollars<sup>4</sup> before taking into account fees, expenses and tax.

**Investment strategy<sup>2</sup>**

The Fund aims to be fully invested, providing investment exposure to a portfolio of international property securities whose return is tracked to a benchmark<sup>5</sup>.

The UMF's benchmark index comprises approximately 260 property securities (shares) listed on the exchanges of approximately 20 of the world's major economies.

The securities within the index are real estate investment trusts and companies that own real estate assets and derive a significant proportion of their revenue from rental income. The UMF will hold most of the securities in the index, allowing individual security weightings to vary marginally from the index from time to time.

The UMF may invest in securities that have been removed from or are expected to be included in the index.

The UMF may utilise or be exposed to over-the-counter and exchange traded derivatives to help achieve its investment objective. Derivative financial instruments may be used for the purposes such as maintaining fund liquidity and managing market exposure. Derivative financial instruments will not be used for speculative purposes or to leverage the assets of the UMF.

The UMF will be fully exposed to the fluctuating values of foreign currencies, as there will not be any hedging of foreign currencies to the Australian dollar.

Performance				
	3 months %	6 months %	1 year %	Since inception %
Actual (net) <sup>6</sup>	8.88	6.55	15.02	4.11

For further information on IOOF WealthBuilder, please contact Investor Services on **1800 002 217** or visit the IOOF website **[www.ioof.com.au](http://www.ioof.com.au)**

To find out more about the underlying managed fund, please refer to the website **[www.vanguard.com.au](http://www.vanguard.com.au)**

- <sup>1</sup> Further information on the UMF can be found in the UMF's Product Disclosure Statement (PDS) and website.
- <sup>2</sup> The Fund's investment objective, strategy, risk/return profile, minimum recommended investment periods, typical investor profiles and asset allocation are based on the UMF in which the Fund invests.
- <sup>3</sup> Any investment management costs paid to underlying fund managers (excluding performance fees) are paid out of this fee and are not an additional charge to investors. Fund expense recoveries and performance fees (if applicable) will be charged in addition to this fee. Investor advice fees may apply depending on what arrangement investors have negotiated with their financial adviser.
- <sup>4</sup> The Fund's benchmark is the benchmark for the UMF. Please refer to the IOOF WealthBuilder PDS for more information on benchmarks.
- <sup>5</sup> For reasons of investment efficiency, the Fund may gain investment exposure through direct or indirect investment in other IOOF group unit trusts and/or external underlying fund managers and through direct investment.
- <sup>6</sup> Performance is net of management costs, expenses and tax. Performance is based on exit price to exit price for the period. Management costs, tax and other expenses are accounted for in the exit price. Past performance is not a reliable indicator of future performance.

**Important:** This Fund profile is issued by IOOF Ltd (IOOF) ABN 21 087 649 625, AFSL 230522, as Issuer of IOOF WealthBuilder. IOOF is a company within the IOOF Group which consists of IOOF Holdings Ltd ABN 49 100 103 722 and its related bodies corporate. The offer of units in IOOF WealthBuilder is made in the current PDS (and any Supplementary Product Disclosure Statement (SPDS)). This Fund profile may be considered to be general financial product advice and is not intended to represent investment or professional advice. Investors should, before making any investment decision, consider their own objectives, financial situation and needs and read the relevant Product Disclosure Statement for any product referred to herein. We recommend investors seek financial and taxation advice. Past performance is not a reliable indicator of future performance.