

# Australian Property Index

Quarterly Investment Option Update

30 June 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	0.50
Australian Shares	3.69
Listed Property and Infrastructure	95.77
Cash	0.05

Sector Allocation	%
Diversified REITs	29.38
Industrial REITs	28.87
Retail REITs	25.71
Office REITs	7.94
Specialised REITs	4.69
Futures	1.74
Residential REITs	1.15
Hotel & Resort REITs	0.48
Cash	0.05

Top Holdings	%
Goodman Group	27.11
Scentre Group	10.87
Stockland	7.59
Mirvac Group	7.05
Dexus	6.62
GPT Group/The	6.26
Vicinity Ltd	5.64
Charter Hall Group	4.00
National Storage REIT	2.24
Region RE Ltd	2.07

Region Allocation	%
Australasia	99.46
Europe ex UK	0.50
Cash	0.05

## **Fund Performance**

The Fund produced a strong return for the June quarter as the broader listed market rose.

## **Market Review**

The Australian listed property market had a strong start to the June quarter, with a pause in rate-hikes by the RBA driving residential-exposed businesses higher. Some of these early gains however were subsequently undone mid-quarter, as the central bank quickly resumed rate-hikes, surprising markets. The sector saw a generally solid set of quarterly business updates mid-quarter, though economic headwinds impacted returns and share prices pulled back. Encouragingly, transaction activity picked up over the quarter, though negative asset revaluations continued.

## **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-focussed environment.

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## Availability

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

\*Closed to new investors

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