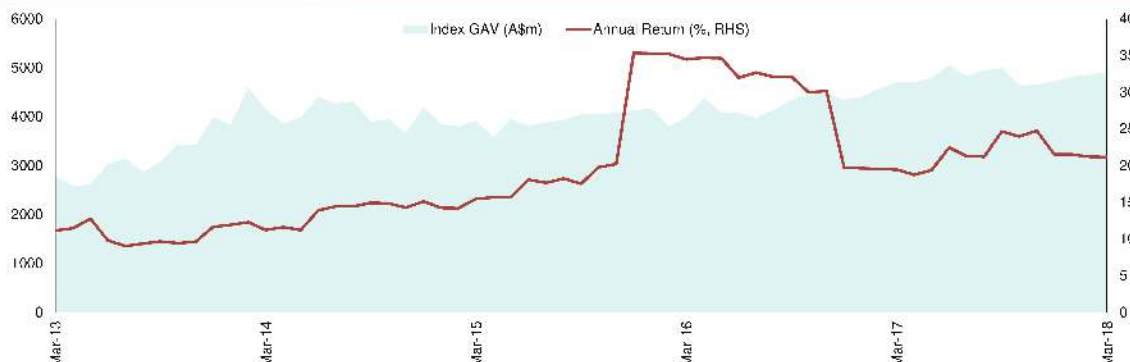


Results for the month to 31 March 2018

Historical Performance - 12 Month Total Return %



The Property Council/IPD Australia Unlisted Core Retail Property Fund Index - Post Fee Total Return

	Total Return Index to Mar-18 April 2008 = 100	Total return (%) for					Distributed Income return (%) for year to Mar-18	Capital growth (%) for year to Mar-18
		3M	FYTD	12M	3Y*	5Y*		
Core Funds <sup>a</sup>	292.0	1.8	12.2	21.1	24.9	20.1	6.8	13.6

<sup>a</sup> Core Funds exclude from GAV development expenses, gearing costs, and other direct property expenses. Must not include interest and must be ASIC registered managed investment schemes. Any fund not classified as a core fund is considered to be a non-core fund.  
\* Annualised

Index Profile

	Size No of Funds	GAV \$m	Value		Distribution Yield	Gearing (Debt:GAV)	Valuation Evidence (%)
			NAV \$m	NAV in Index \$m			
Core Funds	25	4,901.4	3,267.0	3,267.0	6.9	31.1	3

The Property Council/IPD Australia Unlisted Core Retail Property Fund Index - Post Fee Index Total Return (%)

All Funds	3M	FYTD	12M	3Y*	5Y*
Weighted average	1.8	12.2	21.1	24.9	20.1
Upper quartile	2.1	12.2	20.8	22.3	19.7
Median	1.7	10.6	16.8	19.3	15.1
Lower quartile	1.3	7.1	14.2	17.1	13.4

\* Annualised

Comparative Asset Class Performance - Pre Fee Total Return

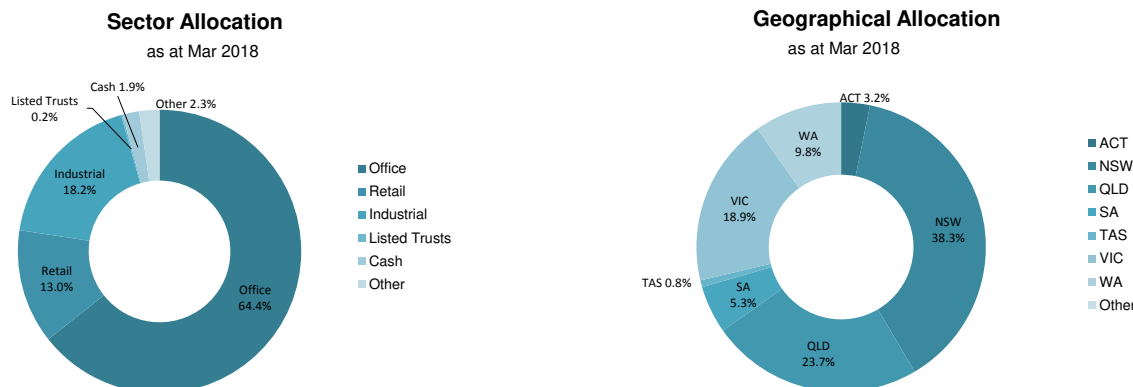
	Total Return Index to Mar-18 April 2008 = 100	Total return (%) for				
		3M	FYTD	12M	3Y*	5Y*
Equities (a)	305.8	-4.3	3.5	1.0	3.1	7.4
REITs (b)	206.4	-5.4	3.0	-0.1	5.3	10.9
Bonds (c)	248.3	1.4	3.1	4.7	2.5	5.3
UWPFs - Core (d)	364.2	2.4	9.4	12.7	13.0	11.7
URPFs - Core (e)	307.1	2.2	13.0	22.3	23.8	20.1

Data sources: (a) Australian Equities: MSCI, Index, Gross Total Return; (b) Australian Property Equities: MSCI, Index, Gross Total Return; (c) J.P. Morgan, GBI Australia; (d) MJPI-IPF Core, includes unlisted wholesale core property funds only (GAV Weighted); (e) Unlisted core retail property funds (GAV Weighted).  
\* Annualised

Sponsors



Results for the month to 31 March 2018



Top 10 Performing Core Funds - Total Return Performance (%)			
Manager	Fund	12M	3Y*
Centuria Property Funds	Centuria ATP Fund	35.17	-
Centuria Property Funds	Centuria Zenith Fund	33.85	-
Folkestone Funds Management	Folkestone Real Estate Income Fund at Altona North	27.18	29.28
Folkestone Funds Management	Folkestone Sydney Olympic Park	26.14	25.88
Centuria Property Funds	Centuria 203 Pacific Highway Fund	25.60	-
Centuria Property Funds	Centuria 8 Central Avenue Fund 2	21.53	-
Centuria Property Funds	Centuria 8 Central Avenue Fund	20.57	22.27
Centuria Property Funds	Centuria Havelock House Fund	20.06	-
Australian Unity	Retail Property Fund	19.04	18.47
Cromwell Property Group	Cromwell Riverpark Trust	19.03	21.00

\*Annualised

Contributors to the Property Council/IPD Australia Unlisted Core Retail Property Fund Index	
Manager	
Australian Unity	Cromwell Property Group
Centuria Property Funds	Folkestone Funds Management
Charter Hall Group	
CorVal Partners	

The above list contains only funds that currently contribute to the index.

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**Contact Details**

**MSCI**

email: realestate@msci.com  
www.msci.com

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