

BlackRock Property Securities Index Model (BR0007)

SEP 2024

Market Overview

The S&P/ASX300 Australian Real Estate Investment Trust (A-REIT) sector index returned +14.3% for the quarter, outperforming the S&P/ASX300 Total Return index which returned +7.8%. This helped push performance of the Australian property index over the last 12 months (+25.2%) beyond the broader Australian equities index (+21.7%). Goodman and Scentre were the largest contributors over the last three months as all names in the index added.

Despite recessionary concerns in the US, and global market volatility, the RBA held the Official Cash Rate steady at 4.35% throughout Q3. Over the same period, signs of declining inflation persisted, with the latest monthly reading of the CPI indicator registering +2.7% in the 12-months to August – although trimmed-mean CPI remained high at 3.4%. Elsewhere, year-on-year GDP growth declined to 1% in the 12 months to June (down from 1.3% the previous quarter), the unemployment rate remained steady, nudging up to 4.2% for August, and while retail sales were above expectations over Q3, they softened during the July period. In addition, the Australian Dollar appreciated 3.9% relative to its US counterpart over the quarter.

Charter Hall Group (+42.8%) was the best performing constituent in the A-REIT Index over the quarter, while the worst performer was Rural Fund Group (+1.0%).

Performance as at 30 September 2024

	Gross %	Out-performance % [^]	Benchmark % [*]
1 Month	6.40%	-0.05%	6.45%
3 Months	14.01%	-0.29%	14.3%
6 Months	7.64%	-0.19%	7.83%
1 Year	45.09%	-0.84%	45.93%
3 Years (pa)	8.96%	0.14%	8.82%
5 Years (pa)	7.32%	0.10%	7.23%
10 Years (pa)	10.95%	0.49%	10.46%
Since inception (pa) [*]	7.14%	0.57%	6.57%

^{*}Please also note that the Blackrock property securities model is closed.

[#] Model performance inception date: 16/8/2006.

Past performance is no indicator of future performance. Long term performance returns show the potential volatility of returns over time. The value of investments and the income from them can fall as well as rise and is not guaranteed. You may not get back the amount originally invested. Fluctuation may be particularly marked in the case of a higher volatility Model and the value of an investment may fall suddenly and substantially. Model portfolio composition and performance have been based on theoretical tracking of the model portfolio and are gross of fees and do not take tax positions into account. Please note, actual portfolios may not perform in the same manner as the model depicted in this document, depending on the nature of your personal portfolio and any customisations. Rounding used in the presentation of data may result in minor variations.

Summary

Model Portfolio Name	BlackRock Property Securities Index
Model Code	BR0007
Model inception date	24/07/2006
Principal investment objective	Match total return (income and growth) of the S&P/ASX 300 A-REIT Accumulation Index
Can derivatives be used?	No
Indicative number of stocks	Up to 30
Minimum Model investment	No fixed minimum*
Model Provider's Fees*	
Investment Fee	0.10% p.a.
Performance Fee applicable?	No
Benchmark Index	S&P/ASX 300 Property GIC Accumulation Index

* Please refer to the Product Disclosure Statement for further details.

About the Model Portfolios

Investment objective

The BlackRock Property Securities Index Model Portfolio (the "Model") seeks to match the total return of the S&P/ASX 300 A-REIT Accumulation Index, before taking into account Model fees and expenses.

Investment strategy

The investment objective of this Model is pursued by investing in a representative sample of securities held in the S&P/ASX 300 A-REIT Accumulation Index. The index is comprised of listed vehicles classified as Property Trusts, in the Australian stock market. The Model may invest in securities that have been or are expected to be included in the index.

Designed for investors who...

- Seek exposure to listed property trusts
- Are satisfied with index returns without any active investment management
- Accept risks consistent with listed property trusts