

## BlackRock Property Securities Index

## Model (BR0007)

DEC 2023

## Market Overview

The S&P/ASX300 Australian Real Estate Investment Trust (A-REIT) sector index returned +16.5% for the quarter, outperforming the S&P/ASX300 Total Return index which returned +8.4%. The strong fourth quarter meant over the last 12 months the Australian property index (+16.9%) outperformed the broader Australian equities index (+12.1%). Every name in the index added over the quarter led by Goodman Group, with support from Scentre, and GPT. Mirvac contributed the least over the last three months.

Towards the end of the quarter, there were signs that inflation could be starting to abate: the latest monthly CPI indicator rose +4.9% in the 12 months to October, and the strengthening Australian Dollar was also a positive. Elsewhere, the RBA raised the Official Cash Rate by 25bps in November, after a higher-than-expected quarterly CPI reading (+5.4% Y/Y). Retail Spending was up and down throughout the quarter, with the latest reading for October coming in at -0.2%, and, while still strong, the latest unemployment readings (+3.9%) seemed to soften a little, perhaps suggesting that the impact of aggressive rate rises might be starting to hit the labour market.

Unibail-Rodamco-Westfield (+47.5%) was the best performing constituent in the A-REIT Index over the quarter, while the worst performer was Mirvac (+0.2%) which still delivered a positive result.

## Performance as at 31 December 2023

	Gross %	Out-performance % <sup>^</sup>	Benchmark % <sup>*</sup>
1 Month	11.44%	-0.12%	11.56%
3 Months	16.17%	-0.34%	16.5%
6 Months	12.48%	-0.14%	12.62%
1 Year	16.39%	0.24%	16.16%
3 Years (pa)	5.24%	0.03%	5.21%
5 Years (pa)	6.18%	0.32%	5.85%
10 Years (pa)	10.11%	0.70%	9.41%
Since inception (pa) <sup>*</sup>	6.10%	0.61%	5.49%

<sup>\*</sup>Please also note that the Blackrock property securities model is closed.

<sup>#</sup> 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

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