

# Ventura Morningstar Property Model



vMAPs Model Profile | April 2017

## Commentary

“Elections, elections, elections” as goes the market hyperbole. There is no doubt that sentiment in April was dominated by the perceived election relief in France and the U.K. surprise announcement of a snap election in early June. This created a tale of two halves for the month, with initial nervousness for the European Union turning into optimism. Expressly, the first round of the French elections proceeded according to the polls, meanwhile Theresa May is generally expected to solidify the Tories’ lead in the Commons and tighten her grip on Brexit negotiations. This gave sterling and the euro a welcome boost, jumping more than 3% and 2% respectively against the US dollar. This seemed to overwhelm most other developments, with Donald Trump’s tax reform proposal lacking sufficient detail to move markets and geopolitical tension in a continual state of flux. On the data front, a strong divide became noted in the ‘hard versus soft’ data debate, with hard data generally disappointing, at least temporarily. Particularly, U.S. Q1 GDP growth came in at a three-year low of 0.7% (quarter-on-quarter annualised) which was a stark contrast to business and consumer confidence surveys that remain near cyclical highs.

For equity markets, it all seemed to come back to geopolitical uncertainty, with a positive interpretation of the French election first round result boosting returns at the end of the month. The European markets shifted into overdrive as ‘risk-on’ selections such as the banks and even Greek equities rose sharply. In the U.K., the currency impact also contributed to a large divide supporting domestically-oriented mid and small cap companies over large caps. However, when considered in aggregate, both developed market and emerging market equities posted subdued returns that ended negative in sterling terms (while mildly positive in US dollar terms).

## Model Composition

30/04/2017

Asset Class	Index %	Portfolio %
Commercial	3.5	0.0
Retail	46.0	39.2
Industrial	13.0	16.4
Diversified	36.8	39.4
Other	0.6	0.0
Cash	0.0	5.0
	100.0	100.0

## Model Performance

30/04/2017

Period	Income %	Growth %	Total %
1mth	0.00	2.49	2.49
3mths	0.56	7.66	8.23
6mths	2.18	8.72	10.90
1 yr (%) pa	3.99	1.91	5.90
Underlying Model Manager Capability			
3 yr (%) pa	5.49	8.74	14.23

The Ventura Morningstar Property Model has been operating since September 2014. The performance shown is indicative only and may vary to actual investor performance due to investment model trading requirements at the individual investor account level. To provide a longer term view of this Model's performance we have shown returns from the underlying Model Manager which has been managed on the same basis.

## Top Holdings

30/04/2017

Security	Portfolio %
1 GPT Group	22.6
2 Dexus Property Group	16.8
3 Goodman Group	16.4
4 Scentre Group	13.7
5 Westfield Corporation	13.4
6 Vicinity Centres	12.0
7 Cash Account	5.0
	100.0

## Model Details

<b>Objective</b>	Outperform S&P/ASX AREIT Accum Index
<b>Suggested timeframe</b>	5yrs
<b>Number of securities</b>	2-15
<b>Estimated max. turnover</b>	<40%
<b>Model Management Fee</b>	0.40%pa

## Authorised Investments

ASX shares & ETFs, A-REITs, LICs, Global ETFs, Cash & Fixed Income ETFs, Managed Funds, and Cash & Term Deposits.

## About Morningstar

Morningstar Investment Management Australia Limited (ABN 54 071 808 501; AFSL 228986) is a leading provider of asset allocation, portfolio construction and investment research services with over 35 years experience in the United States, Australia and other international markets. Morningstar advises and manages funds for superannuation funds, institutions, platform distributors, financial advisers and individuals.

## Morningstar's Investment Approach

Morningstar's disciplined investment approach delivers independent, cost effective and holistic solutions for our clients – helping them reach their financial goals. This long-term, valuation driven approach is underpinned by an emphasis on preserving capital and undertaking meticulous comprehensive fundamental analysis of global asset classes and securities.

## Portfolio Construction Process

When building diversified portfolios to achieve long-term real returns (after fees and taxes), a dynamic approach to asset allocation improves the outcome for investors. A total-portfolio-perspective approach that seeks to adjust the portfolio when the reward for risk changes, and measures risk in a more meaningful way to preserve capital for investors, is expected to provide a more stable and improved path to wealth accumulation. This approach is often contrarian to market consensus with patience and discipline provides significant investment opportunities.

## Security Selection

Buying shares of superior businesses and allowing them to compound over time is the surest way to create wealth in the stock market. The long-term fundamentals of businesses, such as cash flow, competition, economic cycles, and stewardship, are the primary focus because history has shown that market sentiment is fleeting, momentum can quickly reverse, and the herd is sometimes a dangerous crowd. Occasionally, this approach causes our investment models to appear out of step, but willingness to be contrarian is an important source of outperformance.

## About Ventura

Ventura Investment Management Ltd (Ventura) has been proudly managing the asset of Australian investors for over 10 years. Our mission is to assist all Australians in establishing and maintaining financial independence that will allow our investors to achieve what is most important to them.

To deliver this, we have created three series of investment solutions that can be tailored to individual circumstances and goals. Through our scale and expertise, our investors gain access to some of the world's leading asset managers.

Whether you're starting out, a sophisticated investor, or anywhere in between, we have professionally managed investment solutions that help ease the burden of the four key areas to building and maintaining investment portfolios: research, blending of selected assets, monitoring selected assets for quality and valuation and implementation.

## About vMAPs

Ventura Managed Account Portfolios (vMAPs) is a next generation portfolio management solution that can be tailored to individual investor circumstances and goals. Through our scale and experience, our investors gain access to the thoughts and expertise of the world's leading asset managers.

Supported by professional financial advice, vMAPs offer investor benefits of:

1. Beneficial ownership of the investments in their portfolio (including payment of dividends)
2. Personal tax positions (including franking credits)
3. Transparency of portfolio holdings with quality online reporting
4. Low cost trading of portfolio holdings
5. Professional portfolio construction and management

With no minimum investment amount, the vMAPs solution offers choice of insurer and is available for Superannuation & Pension, or as ordinary, Non-Superannuation monies (including Self-Managed Superannuation Funds).

**For more information speak to your financial adviser.**

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