

Strategic Global Property Fund

Fund features

OBJECTIVE

The fund aims to provide long term capital growth and income by investing predominantly in a diversified portfolio of listed international and Australian real estate securities.

ASSET ALLOCATION

Cash and liquid securities	0% – 5%
Fixed interest	0% – 0%
Property related securities	95% – 100%
Australian shares	0% – 0%
International shares	0% – 0%
Alternatives	0% – 0%

INVESTMENT TIMEFRAME

5+ years

LEVEL OF RISK

High

APIR CODE

DFA0006AU

ARSN

133 312 571

APPLICATIONS AND WITHDRAWALS

Daily

UNIT PRICES

Daily

DISTRIBUTIONS

Half Yearly

MINIMUM INVESTMENT

Subject to investment platform

MANAGEMENT COSTS

0.39% p.a¹

BUY-SELL SPREAD

0.10%/0.10%

¹Management Costs include net GST.

Benefit summary

- Highly diversified
- Constructed to be tax efficient
- Patient and low-cost trading
- Potential administrative cost savings

About The Investment Manager

DFA Australia Limited (Dimensional) has been appointed as the Investment Manager of the Strategic Global Property Fund to manage day-to-day investment decisions.

Why invest in global real estate?

Research by financial economists demonstrates that listed property is a separate asset class distinct from equity assets. Investors are able to diversify their portfolios by including an allocation to property.

Global listed property extends this diversification principle. Being able to invest across many countries enables investors to benefit from the low correlation between property markets in each country.

Investors in the Australian market are familiar with the concept of listed property securities and the benefits they provide. These include the fact that they offer liquid and easy access to the returns of income-producing property. They are also tax-transparent, which allows investors to receive tax treatment similar to what they would receive had they held properties directly.

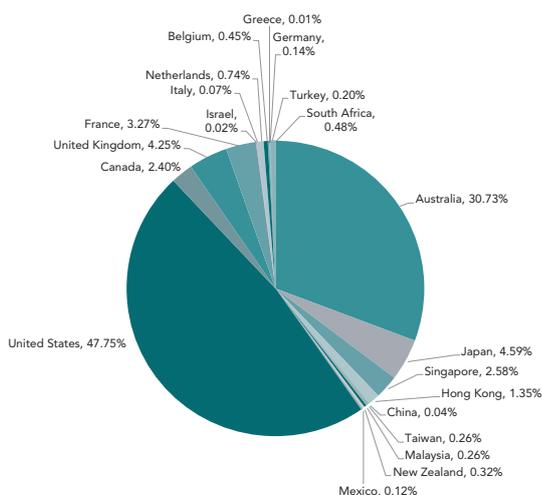
Internationally, the term commonly used for this type of investment vehicle is Real Estate Investment Trust or REIT. These are simply an extension of the listed property fund concept into global markets.

Which countries are represented?

As an asset class, REITs have grown significantly in recent years. Formerly, the US was the only significant international market for these vehicles. As the market has matured, other countries have developed REIT or REIT-like structures. This means investors now are able to gain diversified exposure to the global returns of income-producing property.

Alongside Australia, countries that have developed REITs include the US, Canada, the UK, France, the Netherlands, Belgium, Germany, Greece, Israel, Italy, Japan, Singapore, Hong Kong, New Zealand and some emerging markets.

Target Country Weights (As at 17 September 2012)



Portfolio construction and implementation

The strategy invests primarily in REITs, and REIT-like entities. These structures pool investor funds to provide access to returns from income-producing real estate and provide a transparent tax treatment for investors.

Dimensional's Investment Committee determines which countries are eligible for the Fund. In line with the preferences of many investors, the allocation to Australia, at approximately three times its natural weighting, is significantly greater than if the country were weighted according to market capitalisation.

Unless otherwise directed by the Responsible Entity, Dimensional generally aims to hedge approximately 50% of the foreign currency exposure to the Australian dollar, focusing on major currencies.

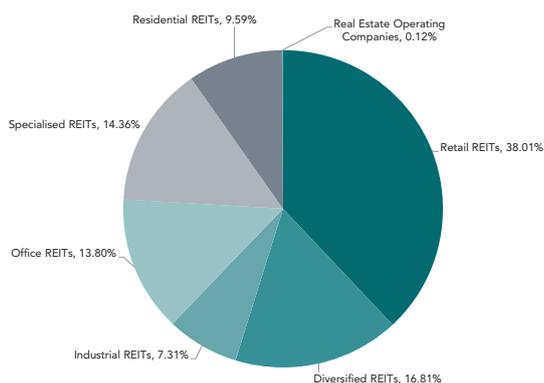
The weighting for the approved countries and for individual securities within those countries is based on market capitalisation.

Strategy benefits

In line with Dimensional's efficient trading approach with other asset classes, the strategy will be implemented in a way that aims to minimise transaction costs and reduce turnover and realised capital gains.

Dimensional is also highly conscious of the impact of taxation on investors' returns and constantly evaluates law changes to provide the most tax-effective result. Eligible countries are reviewed regularly to ensure broad exposure to REITs and REIT-like entities in developed and emerging markets.

Target Industry Exposure (As at 17 September 2012)



Further information



If you require further information, please contact us on 1800 002 217 or email us at admin@mosaicpa.com.au or visit our [website](http://www.mosaicpa.com.au).



Important Information

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