

# **Investment Strategy**

## **Realty Partners Superannuation Fund**

### **Background:**

The investment strategy outlined below represents an expansion and clarification of the Investment Strategy agreed at the formation of Realty partners Superannuation Fund. This Investment Strategy replaces the Investment Strategy document dated 30 June 2008.

### **Objectives:**

The objective of the fund is to:

- Provide superannuation benefits to members and their dependants to meet their retirement needs.
- Ensure that appropriate mixes of investments are held by the fund to support these needs
- Ensure the fund has sufficient liquidity at all times to meet all commitments
- Maximise the tax effectiveness of fund investments thereby delivering the best long term after tax return for members.

The Investment objective of the trustees is to aim to achieve real medium to longer-term growth. In recognition of the 3 year investment time frame of members the fund will have a medium proportion of growth assets in the portfolio.

### **Investment Choice:**

The Trustees have determined the fund's investment may include but not be limited to all or one of the following:

- Direct equities, stocks and derivatives and including the participation in dividend reinvestment program, right issues and the like, including the use of geared instalment warrants;
- Property trusts and associated investments;
- Managed investments and associated products;
- Direct residential, industrial commercial property investment [including geared property investments purchased using allowable limited recourse borrowing arrangements]
- Bank and other financial institution securities including Term Deposits, Debentures, Secured and Unsecured Notes and Bonds;
- Any other investment that the trustees may feel prudent to achieve the objective of the fund.

The Trustee may from time to time decide to seek professional advice from Accountants, Solicitors or Financial Planners in the formulation or implementation of this or any future investment strategy.

In formulating this strategy the trustees have taken into consideration relevant features of the various investments in accordance with both the fund's objectives and appropriate legislation.

While drafting this investment strategy, the trustees have taken into account all of the circumstances of the fund, including:

- the risks involved in making each investment;
- the likely return from making each investment;
- the range and diversity of investments;
- any risks coming from limited diversification;
- the liquidity of the fund's investments;
- the ages and preferences of its members;
- expected cash flow requirements; and
- the ability of the fund to meet its existing and prospective liabilities such as paying benefits to its members.

### **Policies:**

*The policies adopted by the Trustees in order to achieve these objectives are:*

- Regular monitoring of the performance of the fund's investment, to oversee the overall investment mix and the expected cash flow requirements of the fund.
- Balancing the fund's investment portfolio due to changes in market conditions, by further sale and purchase of investments.

The Trustees aim will always be to ensure that they follow the investment strategy, however, the Trustees will at all times reserve the right to change the investment mix depending on the market situation and opportunities available to strengthen its Objectives.

A copy of the Investment Strategy of the fund will be available to members of the fund on request.

### **Risk profile and risk tolerance:**

The Fund has a [short/medium/long] time horizon. Further [the members are prepared to endure a reasonable level of volatility of returns in expectation of long term growth/the Members wish to have a conservative asset allocation thereby limiting volatility of returns]. [The members have existing equity and property investments outside superannuation and are familiar with the variability of both returns and capital values which are associated with such investments.]

Members understand

- the trade-off between investment risk and long term capital and income growth and have indicated [capital preservation & stability/growth] is a priority
- Investment risk is borne by the members, as fluctuation in investment returns will affect the level of the members benefits on withdrawal

[If the fund has geared investments eg. Property purchased using limited recourse borrowing arrangements, then the increased risk associated with borrowing needs to be specifically recognised and noted eg. The members have indicated they understand and are prepared to accept the increased volatility of returns associated with borrowing to invest, including the risk of loss, including the risk of total loss of invested assets where such assets are subject to limited recourse borrowing arrangements]

## Insurance:

The Trustees have considered whether the Fund should hold a contract of insurance for its members and concluded that:

- Additional insurance is not appropriate as the members have are at an age such that insurance is not available on a cost effective basis
- Additional insurance is not deemed appropriate as the members have significant assets inside and outside superannuation with no significant outstanding liabilities
- The members have appropriate insurance outside the fund via an insurance policy directly held by the member

## Liquidity:

The Members of the Realty Superannuation Fund are aged 68 & 60 and have significant assets outside of superannuation. Cash in excess of anticipated liquidity requirement will be invested in accordance with the Fund's investment strategy.

## Asset Allocation:

The targeted asset allocation will recognise the need to have a diversified asset mix, however, given the short/medium term investment horizon of the members and the significant assets outside of superannuation, the allocation will have a capital preservation asset bias and be focused on ensuring capital stability.

The final targeted asset allocation will be in the following ranges:

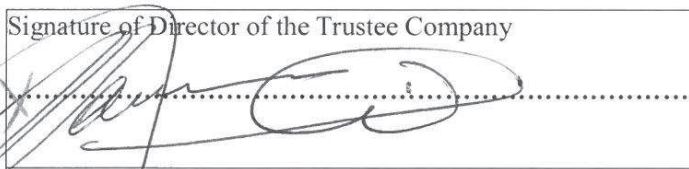
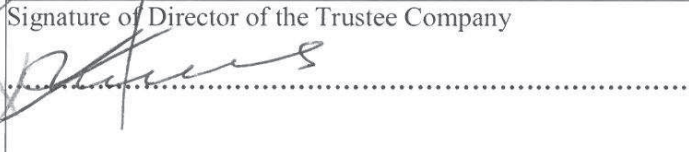
### Growth Assets

- |                          | <b>Range</b> |
|--------------------------|--------------|
| • Australian equities    | 0% - 40%     |
| • International equities | 0% - 10%     |
| • Direct property        | 0% - 90%     |

### Defensive assets

- |                                      |          |
|--------------------------------------|----------|
| • Australian Fixed interest          | 0% - 40% |
| • International Fixed interest       | 0% - 10% |
| • Australian cash and fixed interest | 0% - 60% |

*All Trustees/Directors of the Trustee Company to sign*

Signature of Director of the Trustee Company 	Date / /
Signature of Director of the Trustee Company 	Date / /