

# Scotkath ("the Fund") Investment Strategy July 2020/June 2021

## Objectives

The trustees consider this Investment Strategy to fulfill the principal objective of maximizing Members returns having regard to risk and is consistent with the investment objectives of the Fund which are as follows:

1. Ensure the capital value of the Fund is preserved at all times.
2. To achieve long term rate of return in excess of the CPI. It is expected that year on year returns might vary and there might be years when returns are negative.
3. To provide retirement benefit for the members.
4. To ensure sufficient assets will be available to meet benefit payments when those payments are due to be paid (solvency).
5. To ensure sufficient liquid assets will be available to meet benefit payments and liabilities as and when those payments are due to be paid (liquidity).
6. The Fund has a relatively long time horizon. The Members are prepared to ensure a reasonable level of volatility of returns in expectation of long-term growth.

## Statement on Risk

Investment risk is borne by the Members, as fluctuation in investment returns will affect the level of Member's benefits on withdrawal.

## Diversification

Diversification is achieved through a mix of Australian or international investments across a range of asset classes. The Trustees recognize that diversification can result in significant reduction to return volatility while maintaining the level of anticipated return.

The Fund may invest primarily in property. The Trustees recognize this to be a high level of property specific risks. The Trustee considers that real property is a secure investment with prospect of long-term capital appreciation while generating a steady income growth.

## Ability to pay expenses

Sufficient cash flow will be maintained to discharge administration expenses and other outgoings. The Fund is a defined contribution fund and the Members are entitled to the accumulation of contributions and earnings in the Members account on withdrawal.

## Investment Strategy

With regard to the investment strategy outlined above the Trustees have adopted an investment strategy aimed at accumulating assets in the Fund over the long term. The Trustees can invest within Australia or overseas in the following asset classes:

- Residential and commercial property, with or without borrowing
- Bank operations accounts, cash, bonds, debentures, installment warrants, fixed term deposits and term deposits
- Shares and related investments including Listed Property Trusts, options, futures, Exchange Traded Options, warrants and CFDs
- Managed investments, Unit trusts, Separately managed accounts and related investments
- Other assets considered appropriate by the trust

## Percentage Investment Range

The Trustees consider that no specific percentage range for each of the above asset classes should be adopted but each asset should be considered on its own investment merits having regard to an appropriate degree of diversification.

Currently the trust has a diversification including:

\$55000 approximately in a bank account (approx. 7.5%)

\$75000 in a bank term deposit account (8/20-3/21) (approx. 10%)

\$35000 approximately in Australian shares (approx. 4.5%)

\$595000 Rental Property: 62 Hillborough Road South Hobart (approx. 78%)

## Insurance Considerations

The Trustees note the requirement for the Fund to consider insurance for the benefit of members. The Trustees also note the insurance policy can be issued from the Fund, another Superannuation Fund, or in the members personal capacity. The Trustees will consider insurance and implement a suitable insurance strategy as appropriate for the circumstance from time to time.

N.B. The rental property at 62 Hillborough road is currently insured.

Signed.....

Trustee 1 \_\_\_\_\_

Date \_\_\_\_\_

Trustee 2 \_\_\_\_\_

Date \_\_\_\_\_