



## Australian Property

### Investment objective

To match and where possible, enhance performance relative to the benchmark over rolling 5-year periods. The benchmark is the S&P/ASX 300 Property Accumulation Index.

### Index manager trust

Ibbotson selects specialist index manager(s) that utilise sophisticated techniques that are expected to deliver investment returns which closely mirror their performance benchmarks.

### Diversified Australian property securities

The portfolio is invested in listed Australian property securities across the key property sectors.

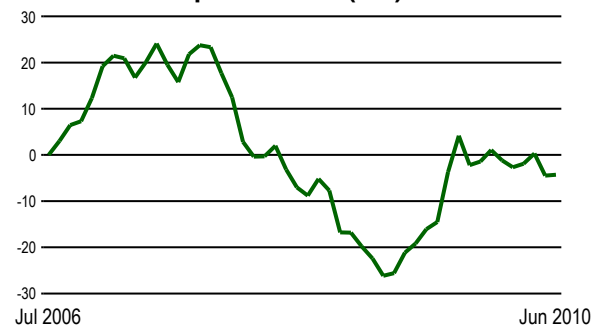
### Key attributes

- Delivery of performance returns for the market index for listed Australian property securities provided at a low cost
- The ability to identify exceptional managers is assisted by Ibbotson's access to global resources

### Performance<sup>1</sup> to 30 June 2010

1 year	3 years	Since inception
14.0%	-7.1% pa	-1.1% pa

### Cumulative inception return (net)



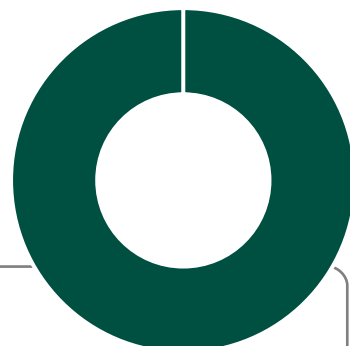
<sup>1</sup> Performance measures are expressed after fees and taxes are deducted. The above returns reflect BNP's unit prices and are not necessarily representative of the performance of the underlying Ibbotson Trust.

### <sup>2</sup>Sector allocations

as at 30 June 2010

		Difference to benchmark
Retail	48.4%	0.0%
Diversified	36.9%	0.0%
Industrial	7.7%	0.0%
Office	7.0%	0.0%

<sup>2</sup>Total may not add up to 100% due to rounding of individual components.



## Product features

Risk profile	<b>Moderate to high</b>
Investment time horizon	<b>5 years</b>
Maximum tracking error	<b>1.2% pa</b>
Trust inception date	<b>1 August 2006</b>
Trust size	<b>\$0.9 million</b>
Unit pricing	<b>Weekly</b>
Management fee <sup>3</sup>	<b>Up to 0.15% pa</b>
Buy/Sell spread	<b>0.40% / 0.40%</b>
Performance benchmark	<b>S&amp;P/ASX 300 Property Accumulation Index</b>

<sup>3</sup> The Management fee is inclusive of GST.

## Manager weightings<sup>4</sup>

Vanguard	Passive	100%
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<sup>4</sup>Total may not add to 100% due to rounding of individual components.

## Manager style explanation

**Passive:** An approach that aims to track the performance of the benchmark index by constructing a portfolio with similar securities and security weights to those of the index.

## Executive Summary – June 2010

### Economic and market environment

Having entered the second quarter with decent momentum in the economic recovery, recent months have seen a re-assessment of the trajectory of this improvement, particularly in the US. Economic data released over the quarter is now highlighting that the recovery is starting to face challenges to its longer term momentum.

Further, statements emanating from the end-June G20 meeting point to a more prudent global approach to addressing the growing deficit and debt burden issues for most developed nations, the ramifications for which is likely to be lower global growth. Re-enforcing our more cautious outlook is the continued elevated level of unemployment in the US and Europe, ongoing challenges in their respective housing sectors, constrained bank lending, a Chinese government looking to curb its domestic property market, but probably most importantly, an increasing global aversion to growing deficits and high debt burdens relative to GDP.

Market sentiment has again been dominated by Europe with risk aversion the dominating theme. Europe's sovereign risk concerns saw the Q1 focus on Greece becoming much broader to include other peripheral European countries like Spain, Portugal and Italy. These developments rekindled fears of another financial crisis, akin to the events of September 2008 and culminated in the European Union, together with the IMF, formulating a EUR750bn package to support the region. Despite an initial positive reaction to the news, the appetite for risk quickly dissipated with the markets focussing their attentions to the implications of the rescue package. Further, concerns about the financial sector were brought into focus as funding markets came under pressure and the markets pondered the impact of the outcome of the upcoming European bank stress tests.

Despite a strong start to the quarter, global equities suffered due to the increasing risk aversion across global markets. Initially the more risk averse tone was fuelled by developments in Europe, but later in the quarter it was revised expectations as to the state of the global economic recovery and worries over the European banking system that fuelled weakness in equities. We note that these downward shifts were despite a better than expected Q1 results season, but given the elevated level of current earnings expectations, the results looked to have been more than priced into equity prices.

Government bond markets were the biggest beneficiaries of the more cautious environment as yields fell to, or near historic lows. The fall in the US 10yr to below 3% was notable; particularly given consensus expectations saw it ending 2010 well above 4% on supply concerns. Other bellwether developed countries like the UK, Japan and Germany also saw sizeable drops in their yields over the quarter helping them to deliver strong returns. It was not the case for all government bonds though with a number of the peripheral European issuers coming under significant pressure despite the austerity measures proposed by their governments and the availability of the support package offered by both the EU and IMF.

Australian treasuries also benefited from the risk averse environment, seeing the 10yr yield fall from 5.8% to 5.24%, to help it clawback some of its recent under performance. The fall in yields was despite the RBA raising rates twice in the quarter to take the cash rate to a more 'normalised' level of 4.5%.

The strength of Australian treasuries was not reflected in the Australian dollar, however, as it was seemingly used as a global proxy for risk. Having closed end-March at 92 cents, it fell to a low of 81 cents at the height of the market sell-off, before recovering slightly to close at 84 cents. During this volatile period, the fundamentals, which supported it at levels above 90 cents appeared to attract little attention, instead its moves were being dictated by the volatility in US equity markets.

This leaves markets in fragile state, in our view, as current global macro concerns look to have gained precedence over shorter term indicators pointing to an eventual recovery. Risk sentiment has also materially shifted over the course of the quarter and with downward revisions to growth expectations now starting to filter through we expect the present environment is to foster further uncertainty, and ultimately volatility for markets.

## Investment outlook

On balance, we continue to expect a more benign economic recovery in the major developed markets, with the impact of large government deficits, and a weak consumer constraining growth. On the back of benign growth, sustained high unemployment, and material excess capacity, inflation is unlikely to pose a threat, instead we see inflation remaining anchored for some time to come. This environment will give the major central banks the ability to maintain low policy rates for extended periods seeing the prospect of tighter monetary policy as an unlikely event until 2011. One of the few exceptions to this view could be Australia as it grapples with its growing terms of trade and limited employment capacity, and on this basis further rate rises in H2 2010 are likely.

This environment is likely to see investors remain cautious and markets continuing to be range bound, until investors are more confident that a sustainable recovery is under way. This will require a major catalyst, and whilst it is difficult to identify what this might be, the upcoming Q2 earnings season is likely to be a key focus, particularly in regard to current equity valuations. Although valuations seem less stretched following Q2 market moves, we expect a strong earnings season is required to justify present earnings expectations currently priced into the equity prices. Equally important will be company outlook statements, which many investors are likely to compare against broader macro growth revisions.

Looking at global equities on a regional level, Europe still appears more attractive due to depressed profit margins and relatively low PE ratios; however the European economies continue to lag developed markets and have material potential downside risks around future growth within the EU and the outcome of the bank stress tests. The U.S. market remains the most expensive despite recent weakness, while the U.K. and Australia are also on the expensive side on above average profit margins. Notwithstanding valuations, earnings are recovering and the U.S. market has the potential to surprise on the upside, especially given the potential for a boost in corporate spending by cash rich multi-national corporates.

Australian REITs (Real Estate Investment Trusts) enjoyed a good relative Q2, but still stand out as one of the most attractive growth assets, despite apparent investor apathy towards the asset class. With many institutional investors moving to global REITs and yields not standing out next to Australian government bonds yields, Australian REITs still

lag other growth assets. However, in our view the fundamental outlook for commercial property in Australia is improving, the reduced leverage and more sensible capital structure policies have reduced the risk associated with many REITs and yields for Australian REITs are still reasonable. Investor sentiment remains unsupportive but we are less concerned about this for two reasons. Firstly, the risk/reward profile still provides a reasonable total return with potential downside capital protection. Secondly, the potential upside surprises for Australia REITs given their improving fundamentals and the potential swing in investor sentiment following confirmation of the improvements in REIT NTA's (Net Tangible Assets).

Sentiment and positioning in bond markets remains bearish but less so following the events of the last quarter. While investors generally remain cautious around government bonds, largely due to technicals around near-term supply/demand dynamics and absolute valuations, it is our view that the more benign outlook for developed market growth, and lower inflation supports lower bond yields, at least in the short to medium term.