Value
Investment
Partners

Property Portfolio

Why Invest In Property Securities Portfolio?

Opportunistic & Agile

The Property Securities Portfolio aims to provide investors with investment income and capital growth over the long term, with particular attention to preservation of the principle invested amount for wealth growth and protection over the suggested investment horizon. The size of the fund unlike our larger competitors and industry super funds allows us to be agile and quickly take advantage of bargain stock prices without artificially inflating market prices, facilitating excess return above the ASX/200 A-REIT Index in the medium to long term.

Unrestricted & Flexible

Unlike many other funds in the market, Value Investment Partners has a much wider asset allocation mandate enabling the Investment Committee the flexibility to protect investors wealth to a materially higher degree than that of an industry fund. Industry super funds and larger competing funds have mandates that restrict divestment from equity markets, meaning that even if the portfolio manager of a competing fund believed that equity markets would underperform, they are forced to keep a portion of your wealth allocated to these poor performing assets. In contrast, the cash allocation range of 2 -100% enables the portfolio to be highly defensive when it is of the opinion of the firm that markets have become overpriced, irrational, or highly volatile.

High Conviction & Index Agnostic

The investing approach is high conviction and index agnostic. Consequently, when the investment committee does not believe in favourable future prospects for a sector or a company, a zero allocation of your wealth can be made to protect you from the diminishing value of these assets. In contrast, for a standard investment product in an industry or non-industry fund they will hold all of the companies within the benchmark, even in sectors with poorer prospects and companies suffering significant devaluation. A higher concentration portfolio of carefully and deliberately selected property stocks limits exposure to underperforming assets and enables Value Investment Partners to provide excess return over the investment horizon.

Tax Advantages of Direct Ownership

In pursuit of full transparency, you will be the direct owner of the underlying share and have access to your holdings at anytime. This is in contrast to other industry and non-industry funds, which are unit trusts and only show a small portion of your actual holdings. Capital gains tax is reduced as only the shares traded attributable to you incur capital gains rather then in a unit trust, where capital gains are embedded and you can buy into capital gains tax built up by other investors. As the direct owner of the shares you will also be directly entitled to any franking credits distributed with dividends of eligible Australian Listed Companies to offset your tax payable.

The Portfolio Is Suited To Investors Seeking

Exposure To Property

Seek exposure to a portfolio of listed property trusts and property related securities. As a consequence generating return through capital appreciation and franked dividend income.

Concentrated Portfolio

Limiting the stock universe from 18 to between 4-6 gives investors exposure to carefully vetted and selected Australian property equities to increase investors wealth over time.

Benefits of Being Small

By investing in a smaller fund manager you are increasing the chance of your wealth increase at a rate in excess of the S&P/ASX 200 A-REIT as we can quickly take advantage of bargain securities prices.

Reduced Price Risk

Prepared to accept the risk of price fluctuations particularly if the investment is held a over period less than the funds 5 to 7 year investment period.

Proven Track Record

Value Investment Partners experienced team and well developed strategy continues to deliver strong and consistent returns for investors since inception generating a 36.83% annual return .

A Long Term Mindset

Markets can be volatile, but the longer time horizon you are invested materially reduces the risks of the loss of principle, hence our recommended timeframe.

Who Are We?

Value Investment Partners is an investment manager whose vision is to protect and create wealth for investors by actively managing portfolios of transparent, well managed, easy to understand, and undervalued investments; and following a rigorous investment management process that aims to protect wealth and reduce investment risk in volatile times. The Global Financial Crisis has shown us that a lack of transparency can present many unknown risks, even in defensive asset classes. We believe in providing investors with the peace of mind of knowing the entire composition of their portfolios at any time and regular portfolio reporting to communicate our views, approach, and delivered outcomes. Our central philosophy is in-line with one of the most successful investors Warren Buffett who says "All we want is to be in businesses that we understand, run by people we like, and priced attractively". These core tenants of transparency, management competence, undervaluation, and growth potential are built into our quantitative and qualitative investment screening and selection process to maximise shareholder wealth.

Key Portfolio Facts

Inception Date	30th June 2011
Asset Class	A-REIT
Management Style	Active
Current Number of Holdings	5
Max Single Asset Allocation	25%
Average Market Capitalisation	$9.98 Billion
Cash Allocation Range	2% - 100%
Index Benchmark	ASX/S&P 200 A-REIT
Index Average Market Capitalisation	$7.59 Billion
Investment Horizon	5 – 7 Years
Minimum Investment	$50,000 AUD
Entry Fee	Nil
Management Fee	0.80%
Performance Fee	Nil

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