

Zurich Investments Australian Property Securities Fund

APIR ZUR0064AU

Product Disclosure Statement (PDS)

Issue date 30 September 2022
Strategic investment partner:
Renaissance Property Securities Pty Ltd

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Contact Zurich Investments
118 Mount Street
North Sydney NSW 2060
Phone: 131 551 (+61 2 9995 3777)
Fax: +61 2 9287 0302
Email: client.service@zurich.com.au
www.zurich.com.au

Preparation date 30 September 2022
Issued by Zurich Investment Management Limited
ABN 56 063 278 400 AFSL 232511 as responsible
entity of the Zurich Investments Australian Property
Securities Fund ARSN 089 663 025.

1. About Zurich Investments

Zurich Investment Management Limited (Zurich Investments) is the responsible entity of the Fund. Zurich Investments is a subsidiary of Zurich Financial Services Australia Limited (ZFSA), which is part of the worldwide Zurich Insurance Group based in Switzerland. In Australia, ZFSA's core lines of business are general insurance, life risk, investments and superannuation solutions.

As responsible entity of the Fund, Zurich Investments is responsible for ensuring that the Fund is managed in accordance with its Constitution and in accordance with relevant laws. Zurich Investments provides exclusive access to specialist investments by combining the expertise of specialist fund managers with our distribution and customer service strength. This Fund is one of several funds issued by Zurich Investments, known as the Zurich Investments Funds.

About Renaissance Property Securities

Zurich Investments has appointed Renaissance Property Securities Pty Ltd as the investment manager for the Fund.

Established in April 2003 as a division of Renaissance Asset Management, Renaissance is renowned for its vast experience and knowledge in Australian property securities investment management.

Important information

The information in this PDS is general information only and does not take into account your personal financial situation or needs. You should obtain financial advice tailored to your personal circumstances. This PDS provides a summary of significant information about the Zurich Investments Australian Property Securities Fund (Fund), and contains a number of references to the “Zurich Investments Funds: Additional Information Guide” and the “Zurich Investments Funds: Application Booklet”, which form part of the PDS and are available at www.zurich.com.au. It is important that you read this PDS and the additional information before making a decision about the Fund.

All amounts in this PDS are in Australian Dollars.

Platform Investors: Investors in Australia who wish to access or invest in the Fund through an Investor Directed Portfolio Service or wrap platform (‘Platform’) may rely on this PDS. For more information about investing through a Platform, please refer to the ‘Investing through a Platform’ section in the “Zurich Investments Funds: Additional Information Guide”.

Updated information

We reserve the right to change the terms of this Fund where permitted to do so by the Fund’s Constitution and the relevant law. The information in this PDS is up to date at the preparation date, however certain information in this PDS and the incorporated materials may change from time to time – this includes but is not limited to possible changes which we have identified. Where we indicate to you that we will give notice of such changes, or where changes that are not materially adverse to you occur, we will update such information on our website, www.zurich.com.au. A paper copy of the updated information will also be available free of charge upon request by calling us on 131 551.

2. How the Zurich Investments Australian Property Securities Fund works

What is a Managed Fund?

Managed funds allow you to pool your money with that of many individual investors. This money is then invested, in a way that aims to achieve the investment objectives of the Fund.

About the Fund

The Zurich Investments Australian Property Securities Fund is a managed investment scheme registered with the Australian Securities & Investments Commission (ASIC) under the Corporations Act. The Australian Registered Scheme Number (ARSN) for the Fund is 089 663 025.

Under the Constitution for the Fund, we have the power to establish and issue additional classes of units. Different “classes” of units will generally represent different fee levels and investment minimums. In this case, the ‘Zurich Investments Australian Property Securities Fund’ refers to the only class of units on offer in the Fund. Any additional class of units we may decide to introduce in future will not adversely affect the rights and interests of investors in the Fund.

As an investor, you are allocated ‘units’ in the Fund, which represent your beneficial interest in the Fund as a whole. The value of these units will vary in accordance with the value of the underlying assets which is reflected in the unit price. In addition, your rights and obligations as an investor are set out in the Fund’s Constitution. For more information refer to the “**Zurich Investments: Additional Information Guide**”.

Minimum investment amounts	
Initial and minimum investment value	\$5,000
Additional investment	\$1,000
Withdrawal	\$1,000
Account balance	\$5,000

Target Market Determination

The benefits available through the Fund have been designed for consumers with certain objectives, financial situations and needs. Not all funds are suitable for all consumers, and you need to consider, with any advice you receive from a financial adviser, whether the Fund is suitable for your needs.

Zurich has made a target market determination (TMD) for the Fund. The TMD sets out key attributes of the product that are likely to be consistent with the likely objectives, financial situation and needs of the class of consumers in the target market.

The Zurich Investments Australian Property Securities Fund is likely to be appropriate for a consumer seeking capital growth and some income from a diversified portfolio of listed property securities to be used as a small allocation (<25% of their total investable assets) within a portfolio where the consumer has a long investment timeframe, high to very high risk/return profile and needs daily access to capital.

You can find the full TMD on the Zurich website at zurich.com.au/tmd.

Applications and redemptions

Direct Investors: Applications can be accepted directly from you or your financial adviser. Investments can be made via cheque or bank transfer. For more information on how to invest, please refer to section 8 of this PDS and the “**Zurich Investments: Application Booklet**”.

You may make additional investments into the Fund at any time, by completing an Additional Investment Form available from our website, www.zurich.com.au or by contacting us on 131 551 (+612 9995 3777).

You may request a withdrawal or ‘redemption’ from the Fund by completing a Withdrawal Form, available from our website, www.zurich.com.au or by contacting us on 131 551 (+612 9995 3777). In normal circumstances, we will credit your nominated bank account within 10 business days after we receive your withdrawal request.

Applications and withdrawals are normally accepted immediately on receipt. However, we may delay acceptance by up to 30 days in unusual circumstances, or if we consider it to be in the best interests of investors to do so. Once a withdrawal request is accepted, payment may be further delayed by such period as we consider reasonable if it is not possible for us to redeem the units or we consider such delay to be in the best interests of investors as a whole.

Platform Investors: To invest in or withdraw from the Fund through a Platform, please complete the documents provided by your Platform Operator. Minimum transaction amounts are determined by the Platform Operator, and may differ from those set out above. For more information about investing through a Platform, please refer to the “**Zurich Investments Funds: Additional Information Guide**”.

Unit Pricing

When you invest, we divide your application monies, by the entry price to allocate you with units. Generally, we determine a value for the Fund every business day in Sydney using valuation procedures set out in the Fund’s Constitution. The Constitution for the Fund describes the process and the frequency of calculation of prices.

Entry price – If an application is accepted before 3pm by Zurich in Sydney on a business day, the entry unit price for that day will apply. The entry unit price is based on that day’s closing market value. For applications accepted after 3pm by Zurich in Sydney on a business day, the entry unit price for the next business day will apply. The entry unit price is calculated as the value of assets in the Fund, less liabilities, divided by the number of units on issue in the Fund, plus the buy spread. In some circumstances, we have the right to refuse or delay processing applications at our discretion, including where there is a suspension of the Fund, and will do so when we consider it to be in the best interest of investors.

The Funds must be credited to our Australian bank account before an application can be accepted.

Exit price – If a withdrawal or switch is accepted before 3pm by Zurich in Sydney on a business day, the exit unit price for that day will apply. The exit unit price is based on that day's closing market value. For withdrawals accepted after 3pm by Zurich in Sydney on a business day, the exit unit price for the next business day will apply. The exit unit price is calculated as the value of assets in the Fund, less liabilities, divided by the number of units on issue in the Fund, less the sell spread. In some circumstances, we have the right to refuse or delay processing withdrawals at our discretion, including where there is a suspension of the Fund, and will do so when we consider it to be in the best interest of investors.

Distributions

Direct Investors: The Fund normally makes distributions within 30 days of the end of March, June, September and December. Distributions There may be periods when the Fund does not distribute. The income is accrued on a daily basis and is reflected in the daily unit prices.

Under the Attribution Managed Investment Trust (AMIT) regime, the tax amounts attributed to investors may differ from the cash being distributed. Any of these differences will lead to cost base adjustments for the investor.

The Fund's unit price will usually fall after each distribution to reflect the income that is paid out to you. If you invest just before this time, you may get some of your capital back as income.

Unless you give us other instructions, we will reinvest your distributions back into your Fund at the reinvestment price of units in the Fund on the first business day following the end of the distribution period. The reinvestment price is based on the value of Fund assets, divided by the number of units on issue.

Please note that reinvested distributions do not incur the buy spread. This price does not take into consideration any market movement on the first day following the end of the distribution period.

You can also elect to have your distributions paid directly to an Australian bank, building society or credit union account. If your bank, building society or credit union returns your distribution to us, we will reinvest it in the relevant Fund using the entry price on the day the distribution is returned.

Platform Investors: Distributions will be paid to your Platform Operator in accordance with the above. You should refer to the documents provided by your Platform Operator for information regarding how and when your distributions will be paid to you.

You should read the important information about investing in and withdrawing from the Fund before making a decision. Go to the “Zurich Investments Funds: Additional Information Guide” and “Zurich Investments Funds: Application Booklet”, both located at www.zurich.com.au/PDS. The material relating to investing in and withdrawing from the Fund may change between the time you read this Statement and the day you acquire the Product.

3. Benefits of investing in the Zurich Investments Australian Property Securities Fund

Features

Zurich Investments Australian Property Securities Fund suits investors seeking exposure to Australia's diverse property market, through investing in property trusts listed on the ASX. The Fund aims to provide capital growth and some income over the medium-to-long term, and when added to an existing portfolio, contributes to a growth allocation.

Benefits

The benefits of investing in the Zurich Investments Australian Property Securities Fund include:

- access to a diversified portfolio of listed property securities,
- the potential for long-term capital growth with some tax effective income,
- regular reporting and a dedicated customer service team to keep you up to date on your investments, and
- online access to information about your investments via the Zurich website.

You should read the important information about regular reporting and online account access before making a decision. Go to the “Zurich Investments Funds: Additional Information Guide”, located at www.zurich.com.au/PDS. The material relating to regular reporting and online account access may change between the time you read this Statement and the day you acquire the Product.

4. Risks of managed investment schemes

All investments carry risk. The investment return and the risk of losing money is different for each managed investment scheme, as different strategies carry different levels of risk depending on the underlying mix of assets that make up each fund. Those assets with potentially the highest long term return (such as equities) may also have the highest risk of losing money in the shorter term.

The value of an investment in the Fund can fall as well as rise in line with movement in the value of that Fund's assets. General factors that can affect the value of your investment include interest rates and inflation, company performance, exchange rate fluctuations, and changes in government policies, taxation and laws affecting managed investment schemes.

Investments in shares and securities may also be subject to liquidity risk (i.e. how actively tradeable the shares and securities are). Investments in the Fund are subject to investment risk, including possible delays in repayment and loss of capital invested. There is no guarantee of the repayment of capital – which means you could receive less than initially invested. There is also no guarantee in relation to the payment of income, the performance of the Fund or the achievement of investment objectives. The Fund's future returns will vary, and may differ from past returns.

In addition to these general factors, there are other specific factors that may affect the value of an investment in the Fund as outlined below.

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Property securities

Where a fund invests in property securities and does not invest in property directly, it can still be subject to the risks associated with the ownership of direct property.

These risks include:

- fluctuations in the supply and demand for the underlying properties and levels of rental income,
- extended vacancies of properties,
- increases in property taxes and operating expenses,
- changes in interest rates,
- changes in zoning laws, and
- limitations on rents.

Cash

Whilst the value of a cash investment as such is not affected by external factors, changes in the level of interest rates will affect the amount of interest paid on cash investments.

The risk level you are willing to accept will depend on your personal circumstances, including your age, your investment timeframe, where other parts of your wealth are invested and your overall tolerance to risk.

5. How we invest your money

In planning your investment strategy and choosing your Fund, you should consider the potential investment returns, the relevant risks and your investment time frame. You should also consider seeking professional financial planning advice.

Zurich Investments Australian Property Securities Fund

Description

This Fund is suitable for investors seeking capital growth and some income from a diversified portfolio of listed property securities.

Investment return objective

To provide investors with an income stream and capital growth over the medium to long term.

The Fund aims to outperform the S&P/ASX 300 AREIT Accumulation Index over a period of five years.

Investment strategy

The Fund invests in a range of listed property securities, spread primarily across retail, commercial, industrial and residential property sectors.

Asset Allocation and Range

The table below shows the range for each asset class.

Asset class	Range %
Australian property securities	95–100
Cash	0–5

Risk level

Very high – the likelihood of the value of your investment going down over the short term is very high as compared to investment in funds which invest in assets such as cash or fixed interest.

Recommended minimum investment timeframe

5+ years

Distribution frequency

Quarterly

Fund inception date

28 February 2000

Change to Investment Strategy

Zurich Investments may change the Fund's investment strategy (including by adding or removing asset classes or varying asset allocation ranges and performance benchmarks) and the investment manager used at any time. Investors will be notified of any changes as set out under 'Updated Information', on page 1 of this PDS.

Labour standards and environmental, social and ethical considerations

Labour standards and environmental and social considerations are integrated into the fundamental analysis as they provide important information on the fundamental risks of a company.

Switching between Funds

You can switch all or part of your investment to another Fund managed by Zurich Investments (subject to a minimum switch amount of \$1,000 and a minimum balance of \$5,000 in each Fund). A switch is a withdrawal from one Fund and an application into another. As the withdrawal is a disposal of units, it may have tax implications.

If you do not wish to complete a new application form to switch your investment between Funds, you may complete a switch form available on our website www.zurich.com.au, or by calling us on 131 551 (+61 2 9995 3777).

6. Fees and costs

Fee table

This table shows fees and other costs that you may be charged. These fees and costs may be deducted from your money or from the returns on your investment or from the Fund's assets as a whole. You should read all of the information about fees and costs, as it is important to understand their impact on your investment. You can use the information in this table to compare fees and costs between this Fund and other managed investment products.

All fees are inclusive of GST, and are reduced to take account of any Reduced Input Tax Credits available, where applicable. If you are a Platform Investor, contact the Platform Operator for more information regarding the fees charged by them.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

Information in the fee table can be used to compare costs between different managed investment schemes. Fees and costs can be paid directly from your account or deducted from investment returns.

Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns.

For example, total annual fees and costs of 2% of your account balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower fees. Ask the fund or your financial adviser.

To find out more

If you would like to find out more, or see the impact of fees based on your own circumstances, the [Australian Securities and Investments Commission \(ASIC\) website](http://www.moneysmart.gov.au) (www.moneysmart.gov.au) has a managed investment fee calculator to help you check out different fee options.

Type of fee or cost	Amount	How and when paid
Ongoing annual fees and costs		
Management fees and costs: The fees and costs for managing your investments.	0.81% p.a.	The management fee is deducted daily from the underlying assets of the Fund before the unit price is struck. This cost is generally paid to us monthly in arrears. Management fees and costs include indirect costs of 0.00%. Indirect costs are generally deducted from the assets of the Fund as and when incurred. The amount of this fee can be negotiated. ²
Performance fees: Amounts deducted from your investment in relation to the performance of the product.	Nil	The fund does not charge a performance fee.
Transaction costs: The costs incurred by the scheme when buying or selling assets.	0.00% p.a.	Transaction costs that are not recovered from the buy-sell spread ('net transaction costs'). Transaction costs arise when the value of the assets of the Fund are affected by the day-to-day trading of the Fund, and are deducted from the assets of the Fund as and when incurred.
Member activity related fees and costs (fees for services or when your money moves in or out of the product)		
Establishment fee: The fee to open your investment.	Nil	Not applicable
Contribution fee¹: The fee on each amount contributed to your investment.	Nil	Not applicable
Buy-sell spread: An amount deducted from your investment representing costs incurred in transactions by the scheme.	Buy 0.30% Sell 0.30%	Estimated transaction costs are allocated when an investor buys or sells units in the Fund by applying a buy-sell spread on the Fund's entry and exit unit prices, where appropriate.
Withdrawal fee¹: The fee on each amount you take out of your investment.	Nil	Not applicable
Exit fee¹: The fee to close your investment.	Nil	Not applicable
Switching fee: The fee for changing investment options.	Nil	Not applicable

¹See section under 'Maximum Fees' in the "Zurich Investments: Additional Information Guide" for more information.

²For certain wholesale clients (as defined in the Corporations Act 2001 (Cth)), Zurich may, at its discretion and in accordance with ASIC Policy and the Corporations Act, negotiate, rebate or waive all or part of the management fee.

Zurich Investments Australian Property Securities Fund Product Disclosure Statement

Example of Fees and Costs

This table gives an example of how the ongoing annual fees and costs in the investment option for this product can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

Example – Zurich Investments Australian Property Securities Fund		Balance of \$50,000 with a contribution of \$5,000 during the year
Contribution Fees	Nil	For every additional \$5,000 you put in you will be charged \$0.00.
PLUS Management fees and costs	0.81% p.a.	And , for every \$50,000 you have in the Zurich Investments Australian Property Securities Fund you will be charged or have deducted from your investment an estimated \$405 each year.
PLUS Performance fees	Nil	And , you will be charged or have deducted from your investment \$0.00 in performance fees each year.
PLUS Transaction costs	0.00% p.a	And , you will be charged or have deducted from your investment \$0.00 in transaction costs.
EQUALS Cost of Zurich Investments Australian Property Securities Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year you would be charged fees and costs of \$405 ¹ .
What it costs you will depend on the investment option you choose and the fees you negotiate.		

¹Additional fees may apply. A buy-sell spread may apply to investments into and withdrawals from the Fund, which is not taken into account in this example, refer to the "Zurich Investments: Additional Information Guide" for more information.

The example does not take into account any movements in the value of an investor's units that may occur over the course of the year. In practice, actual investment balances will vary daily and the actual fees and costs charged are based on the value of the Fund.

The indirect costs and other expenses component of management fees and costs and transaction costs may also be based on estimates.

As a result, the total fees and costs that you are charged may differ from the figures shown in the table.

Changes to Fees and Costs

We have the right to change the fees and costs outlined in this PDS. Where we decide to vary any fees, we will notify you within 12 months of the change occurring except where the change is an increase in which case we normally will give you at least 30 days advance notice.

Adviser Remuneration

Your adviser does not receive any upfront or ongoing commission payments from Zurich Investments on account of your investment in the Fund.

You can agree with your financial adviser to have a direct 'fee for service' arrangement for any personal financial advice and services they provide to you in relation to your investment. This Investment Advice Fee is negotiable between you and your adviser, and is an additional cost to you, separate from the fees payable by you as an investor in the Funds.

You should read the important information about fees and costs payable before making a decision. Go to the "**Zurich Investments Funds: Additional Information Guide**", located at www.zurich.com.au/PDS. The material relating to fees and costs payable may change between the time you read this Statement and the day you acquire the Product.

7. How managed investment schemes are taxed

Warning: Investing in a registered managed investment scheme (such as the Fund) is likely to have tax consequences.

You are strongly advised to seek your own professional tax advice about the applicable Australian tax (including income tax, GST and duty) consequences which may apply to you based on your particular circumstances before investing in the Fund.

Zurich has elected for the Fund to enter the Attribution Managed Investment Trust (AMIT) regime.

Generally the Fund should not pay tax on behalf of investors. We intend that the Fund will attribute all of its taxable income (including capital gains) plus offsets to investors that have been members during the year on a fair and reasonable basis. This means that investors will be subject to tax on these amounts (and claim the offsets where eligible).

The tax payable by an investor (if any) depends on the investor's individual tax profile and applicable tax rate on the component attributed. The amount attributed to each investor will be advised in an AMIT Member Annual Statement ("AMMA Statement"). The AMMA Statement will set out the tax components and offsets which have been "attributed" to an investor and other relevant tax information.

Under the AMIT regime, the cost base and reduced cost base of an investor's units in the Fund will be adjusted upwards or downwards, depending on the amounts and components attributed to the investor and the distributions made. This adjustment will be provided in the annual AMMA statement.

You may incur a capital gains tax liability should you withdraw, switch or if the Fund makes a realised capital gain which is attributed to you. You will need to include any taxable capital gains in your tax return (after applying current or prior year capital losses if any). An individual resident investor may be eligible for a 50% reduction where the attributed capital gain is discountable.

In accepting a withdrawal request, Zurich may determine that a portion of the withdrawal proceeds will include a proportion of the realised capital gains of the Fund for that year (including assets realised to fund the withdrawal). Alternatively Zurich may attribute a portion of the Fund realised capital gains to the withdrawing investor in addition to the withdrawal proceeds, such that the attributed realised capital gains differ from the cash distributed to the withdrawing investor.

The taxation information contained in this PDS reflects the income tax legislation in force, and the interpretation of the Australian Taxation Office and the courts, as at the date of issue of this PDS.

For information about your individual circumstances, contact your tax adviser.

Providing your tax file number (TFN)

For Australian residents, you are not required to give us your TFN, Australian Business Number (ABN) or exemption information. However if you don't, we are required to deduct tax at the highest marginal tax rate plus the Medicare levy from income distributions made to you. Collection of TFNs is permitted by taxation and privacy legislation.

8. How to apply

Direct Investors

To invest in the Fund you need to complete the Application Form and return it to us together with the other documents requested and your initial investment. The Application Form is included in the Application Booklet available at www.zurich.com.au or on request by calling us on 131 551.

This offer is available only to persons receiving it (including electronically) within Australia. We cannot accept cash or applications signed and mailed from outside Australia. The Fund's Operations and your rights may be restricted if you cease to be a resident of Australia.

Platform Investors

If you are investing in the Fund via a Platform then you are an indirect investor. This means that it is the Platform operator who invests for you and therefore has the rights of an investor.

As an indirect investor you do not have to complete any Zurich Investments forms. We will not send you any confirmation letters, distribution statements or annual tax statements; these will be provided by your Platform operator.

Cooling-off period

Should you decide that your initial investment in the Funds does not suit your needs for any reason, you can request in writing to have it cancelled within the 14 day cooling-off period. The cooling-off period begins when you receive confirmation of your investment or 5 days after your units are issued, whichever is earlier. The amount we refund will be the original amount invested, adjusted to take into account:

- any increase or decrease in the value of your investment,
- any tax or duty that may have been payable, and
- reasonable administrative and transaction costs.

You will not be able to exercise any cooling off rights once you have exercised any right or power in respect of your investment in the Fund.

Enquiries and complaints resolution

Zurich Investments is committed to providing you with a high level of service, and we have arrangements in place for handling enquiries or complaints. If you have an enquiry or wish to make a complaint or you require any further information about your investment, please contact us on 131 551 (+61 2 9995 3777). We aim to acknowledge any complaint within 24 hours and to resolve the complaint within 30 days.

We are also a member of the Australian Financial Complaints Authority (AFCA), an independent body established by legislation passed by the Commonwealth Government that provides you with a free dispute resolution process to help you resolve complaints relating to financial products and services, including complaints relating to your investment. If you are not satisfied with the response from us, or we fail to resolve the complaint within 30 days (or any extended period you agree), you can raise the matter with AFCA. You can contact AFCA at:

Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3
Melbourne VIC 3001

If you are investing through a Platform, your first point of contact for complaints or requests for further information, other than as specified in this PDS, should be directly with the Platform operator. If you have any issues that remain unresolved, then you may contact the complaints scheme of which the Platform operator is a member.

You should read the important information how to apply and additional application requirements before making a decision. Go to the "**Zurich Investments Funds: Application Booklet**", located at www.zurich.com.au/PDS. The material relating to how to apply and additional application requirements you may change between the time you read this Statement and the day you acquire the Product.