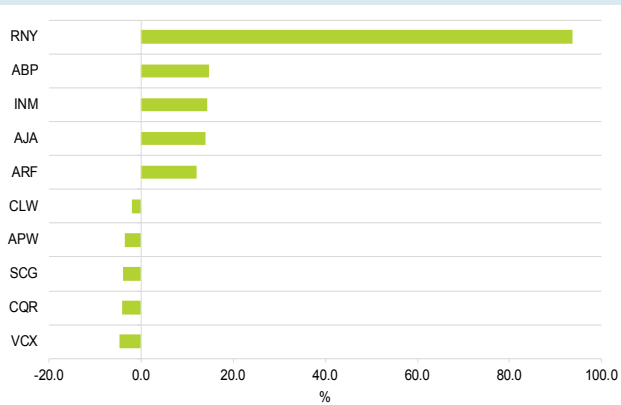




A-REIT SECTOR PERFORMANCE MONTHLY UPDATE - AUGUST 2017

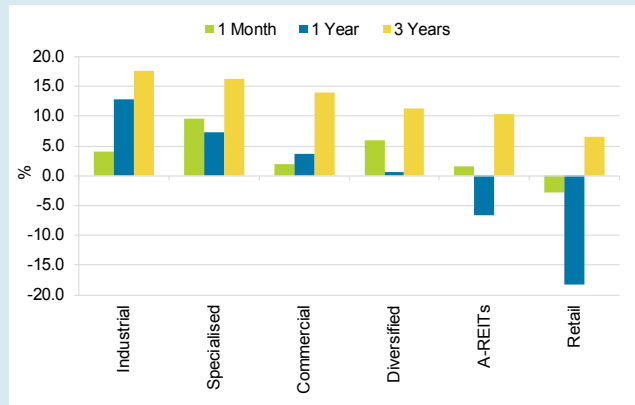
- A-REITs generated a total return of 1.5% in August outperforming both equities (+0.7%) and bonds (0.0%);
- A-REITs have underperformed equities over the year -6.7% versus 9.5% however, have outperformed equities over three years (10.3% vs. 5.2%) and five years (13.3% vs. 10.4%);
- Specialised A-REITs were the best performing A-REIT sector for the month (+9.5%) and Industrial was the best performing for the year (+12.9%);
- At 31 August 2017 A-REITs were trading at approximately 16.0% premium to NTA and FY18e DPS yield of 5.1%, representing a 240 basis points spread to 10 year bonds; and
- Australian A-REITs were the worst performing global REIT market for the year and the second best performing for three years to 31 August 2017.

TOP 5 / BOTTOM 5 A-REIT PERFORMERS: ONE MONTH TO 31 AUGUST 2017



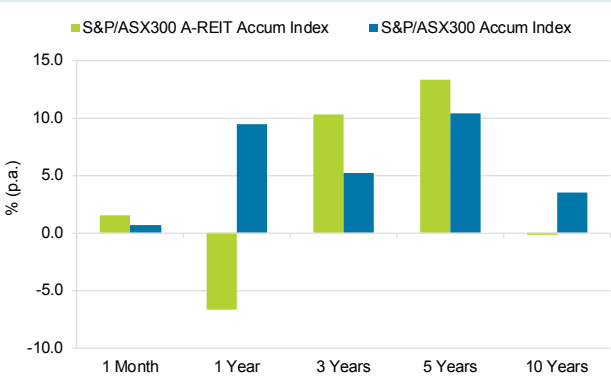
Source: IRESS

A-REIT SECTOR PERFORMANCE: TO 31 AUGUST 2017



Source: UBS

A-REIT VS EQUITIES – TOTAL RETURNS: TO 31 AUGUST 2017



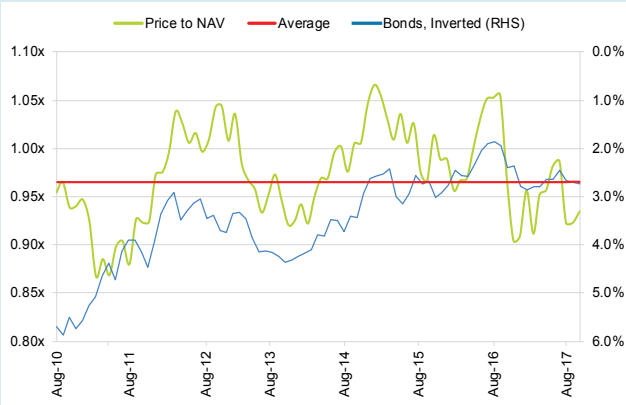
Source: UBS

A-REIT VS EQUITIES RELATIVE PERFORMANCE: 2006 – 2017



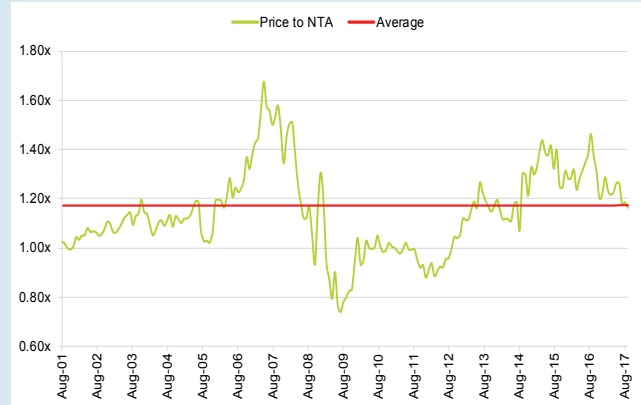
Source: IRESS

A-REIT PRICE TO NAV: 2010 – 2017



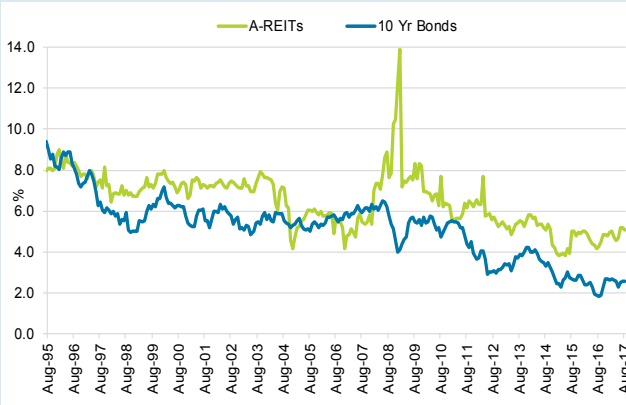
Source: Credit Suisse

A-REIT PRICE TO NTA: 2001 – 2017



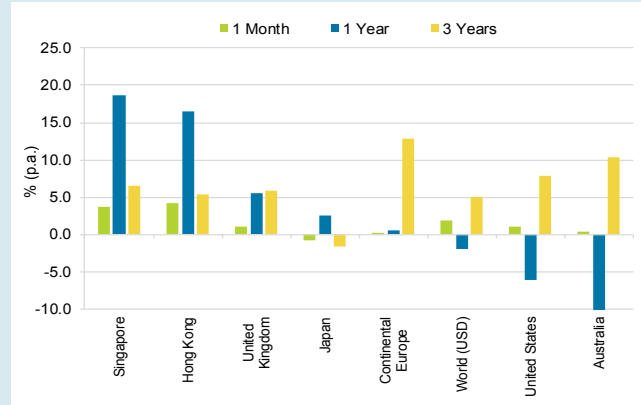
Source: Credit Suisse

A-REIT SECTOR YIELD VS 10 YEAR BOND YIELD: 1995 – 2017



Source: IRESS

GLOBAL REIT PERFORMANCE – TOTAL RETURNS IN LOCAL CURRENCY: 31 AUGUST 2017



Source: UBS

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Folkestone Maxim Asset
Management Ltd
ACN 104 512 978 AFSL 238349

e: office@folkestone.com.au
www.folkestone.com.au

Sydney Office
Level 10, 60 Carrington Street
Sydney NSW 2000

t: +61 2 8667 2800
f: +61 2 8667 2880

Melbourne Office
Level 14, 357 Collins Street
Melbourne VIC 3000

t: +61 3 9046 9900
f: +61 3 9046 9999



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