

## **Advance Global Property Fund offers access to global real estate investment**

Advance Asset Management Limited (Advance) today announced that Australian retail investors have exclusive access to CBRE Global Real Estate Securities (CBRE GRES) through the Advance Global Property Fund which is now available on the Asgard, BT and Colonial First State platforms.

Launched last week, the Advance Global Property Fund has received a four-star rating by Standard & Poor's. The Fund gives retail investors access to significant medium-to-long term opportunities, with CBRE GRES providing global asset allocation and investment strategy services.

CBRE GRES manages REIT portfolios and real estate operating companies listed in North America, Europe, and Asia Pacific. CBRE GRES has approximately US\$1.7 billion of assets under management<sup>1</sup> and is part of CB Richard Ellis (CBRE), the world's largest commercial real estate services firm. CBRE has approximately 30,000 employees and serves real estate owners, investors and occupiers through more than 300 offices worldwide.

Patrick Farrell, Head of Investment Solutions for Advance Asset Management, said the strategic partnership is very timely and underpinned by the impressive credentials of CBRE GRES.

"While the global financial crisis has had a sharp impact on property investments and volatility is expected to continue, these extraordinary conditions create many opportunities for investors with a medium to long-term view," said Mr. Farrell.

"Including Real Estate Investment Trusts in a diversified portfolio that includes equities and bonds is a sound proposition that will help reduce overall risk and increase risk-adjusted returns," he said.

"CBRE GRES has the track record which meets the demanding criteria set by all investors who want to know their funds are being handled by an experienced manager with proven investment skills," Mr. Farrell added.

"Advance has been impressed by CBRE GRES's focus on providing investors with valuable portfolio diversification, competitive returns and the opportunity to reduce portfolio risk. It does this by finding listed real estate companies with superior management, well-positioned property portfolios, and strong balance sheets," he said.

CBRE GRES has been managing global property securities in the Advance Property Securities Multi-Blend Fund since September 2007.

Commenting on the four-star rating, Standard & Poor's Fund Services analyst Peter Ward said; "The manager's comprehensive representation in each of the global property markets in which it invests and the access to extensive property research provides CBRE GRES with a competitive advantage".

The global property investment strategy will be led by Steve Carroll, Senior Managing Director and Co-Chief Investment Officer of CBRE GRES.

“We welcome this strategic relationship with Advance Asset Management and believe it will benefit investors who have a medium to long-term investment horizon,” Mr. Carroll said.

<sup>1</sup> as at 31 May 2009. The term “assets under management” refers to the market value of the total client portfolio that CBRE GRES manages, including the value of cash and securities.

The Advance Global Property Fund is issued by Advance Asset Management Limited (Advance) ABN 98 002 538 329 AFSL No. 240902. A Product Disclosure Statement (PDS) for the Fund is available at [www.advance.com.au](http://www.advance.com.au) or via 1800 819 935 or from your financial adviser. Financial advisers, please call 1300 361 864. This fact sheet contains general information only and does not take into account individual financial circumstances. Investors should consider the PDS and whether the Fund is appropriate to their circumstances, and seek professional advice before investing in the Fund. Past performance is not a reliable indicator of future performance.

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