



VALLEY MAYFAIR WEALTH MANAGEMENT

Valley Mayfair Managed Discretionary Account Service

Balanced Portfolio Quarterly Report ending 30th Sept 2018

How the Balanced portfolio was invested during July, Aug & Sept 2018

%	Our View	Asset Class	Investment Manager
9%	Neutral	Cash	UBS.
16%	Underweight	Fixed Interest	Amp Capital, Kapstream Henderson, PIMCO, Benthams.
10%	Neutral	Property & Infrastructure	Amp Capital, Vanguard, Lazard.
25%	Underweight	Australian Equities	IML, Hyperion, Ausbil, Novaport, Pengana.
28%	Neutral	International Equities	Vanguard, Arrowstreet, Platinum, Lazard, Magellan.
12%	Overweight	Alternatives	Winton, Invesco, AMP Capital.

Due to market movement and timing of rebalances the actual allocation at any point in time may fluctuate below or above target allocation.

Performance

	3 month return	6 month return	12 month return	Annualised Return [^]	Since Inception
Portfolio Returns after Advice fees	1.73%	2.25%	5.16%	6.24%	35.31%
Investment Objective*	1.27%	2.42%	4.92%	4.38%	23.92%

*CPI + 3%. Returns are net of advice fees and calculated as of the end of the last quarter. CPI figures have a 1 month lag. [^] Since Inception.

Past performance is no indication of future performance. The performance numbers above do not take into account the platform Administration Fee. The figures above are a guide only and will differ from your actual returns due to timing of deposits, withdrawals, rebalances and default cash account holdings.

At a glance

Balanced Investor profile	You are a growth investor. You are willing to consider assets with higher volatility in the short-term (such as equities and property) to achieve capital growth over the medium to longer term. Your investment mix will comprise a greater share of growth assets.
Investment return target	CPI plus 3% per annum after Advice fees
Target growth/defensive split	70% Growth 30% Defensive
Minimum Investment	\$100,000
Minimum suggested investment time frame	5 Years
Fees	1.1% annual Adviser fee
Fund Inception date	1st October 2013
More Info	www.valleymayfair.com.au

Glossary

Cash = On call cash deposits, Term deposits and Fixed interest with a duration of less than 1 year.

Fixed Interest = Government bonds, corporate bonds, Hybrids.

Property = Listed property trusts.

Australian Equities = Companies listed on the Australian Stock Exchange.

International Equities = Companies listed on all other global stock exchanges.

Alternatives = Non traditional assets such as Hedge funds, Venture Capital, Infrastructure.

Underweight = 5% less than a strategic asset allocation.

Neutral = No more that 5% under or overweight a strategic asset allocation.

Overweight = 5% more than a strategic asset allocation.

Investment Manager = The underlying fund manager of unlisted managed funds.

CPI = Consumer Price Index, as reported by the RBA.

Growth = Assets including equities, property and alternatives.

Defensive = Assets including cash and fixed interest.

Warnings:

This document is not intended to represent investment or professional advice. This information does not take into account your individual objectives, financial circumstances or needs. You should assess whether the information is appropriate for you, having regard to your objectives, financial circumstances and needs. No representation or warranty is made as to the accuracy, completeness or reliability of any estimates, opinions, conclusions or other information contained in this document. This document may contain certain forward-looking statements. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of Valley Mayfair. You should not place reliance on forward-looking statements. Past performance is not an indication of future performance.