

## **Transcript – Property Common Questions**

**Suzie Nolan one minute pitch, on Property Common Questions - Your time starts now...**

### **1. How do rising interest rates impact property?**

Rising interest rates impact market sentiment which ultimately can lead to an increase in the yield and therefore a reduction in the capital value.

### **2. How can you try to offset or reduce this fallen value?**

So you can offset it in two ways there's the total return of property is made up of capital return but also income return. So it's strong income return and also active asset management that's adding value and unlocking the embedded capital value in the property.

### **3. How is tenant demand following the global challenges over the past 3 years?**

Tenant demand is actually quite strong now particularly in retail, were seeing new retailers taking up space here international and local retailers and also in the office sector again we're seeing greater diversification less reliance on the tech sector and more demand coming through from professional services and the public sector.

### **4. Finally Suzie, is Property still a worthwhile investment?**

Absolutely it's a very worthwhile investment as part of a wider diversified portfolio it has less volatile more smooth returns and is uncorrelated with equity.

**Suzie your time is up.**

**For more information on Funds, contact your Financial Broker**