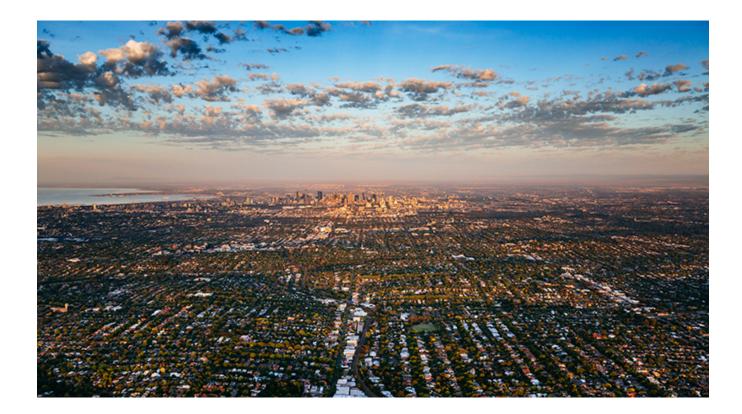


## Listed vs unlisted real estate: what they are and our outlook on the property market

**By Perpetual Private** 22 May 2023

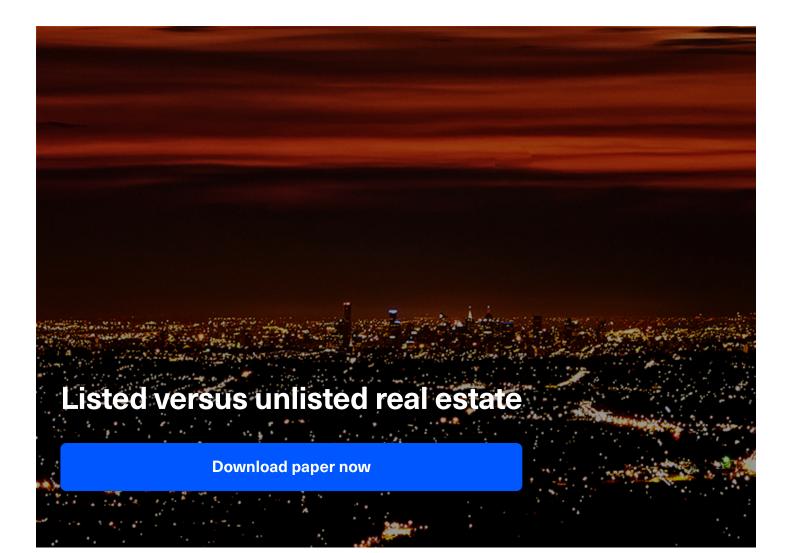


Property has been a popular asset class in Australia for decades. It has the potential to generate stable income as well as capital gains; it receives favourable tax treatment; and it is a tangible asset that investors can see and touch. This provides a sense of security and control that may not be present with other types of investment.

However, it is difficult to achieve a suitable level of diversification when owning properties directly as it requires substantial amounts of capital, particularly when investing in assets such as commercial office towers or industrial warehouses. In Australia, whilst many investors will own residential property directly, most investors will access commercial and industrial real estate via a pooled vehicle or fund. This could be via their superannuation funds or a specialist real estate fund.

This paper aims to explore the differences between listed and unlisted property investments, their underlying assets, their management, and their performance in different economic environments. We also aim to provide our own insights into the current state of the broader property market and our outlook for the asset class moving forward.

## Download the paper now



## Take your first step - contact us on 1800 631 381

Learn more about how you can diversify your portfolio and improve the probability of meeting your long-term financial objectives with alternative investments. Call us on 1800 631 381 or fill out the form.

Get in touch

Perpetual Private advice and services are provided by Perpetual Trustee Company Limited (PTCo) ABN 42 000 001 007, AFSL 236643. This publication has been prepared by PTCo. It contains general information only and is not intended to provide you with financial advice or take into account your objectives, financial situation, or needs. You should consider, with a financial or another advisor, whether the information is suitable for your circumstances. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. Any reference to the Perpetual Group means Perpetual Limited, ABN 86 000 431 827, and its subsidiaries. No company in the Perpetual Group guarantees the performance of any fund or the return of any investor's capital. To view the Perpetual Private Financial Services Guide, please click <u>here</u>.