Direct Equities Recommendation

Core Model Portfolio

Monday, 10 September 2018

Portfolio Objective

The Core Model Portfolio aims to meet the S&P/ASX100 Index (on a pre-tax basis) over rolling three year periods by investing in a selection of quality large capitalisation Australian equities. Volatility is expected to be at or below the volatility of the benchmark.

There are changes for this month

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Summary of Portfolio

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Portfolio Methodology

- The portfolio adopts a quantitative and qualitative approach to portfolio selection. The portfolio was constructed based on the quantitative financial modelling from Morningstar Research with a qualitative overlay of our methodology.
- The portfolio construction takes into account varying economic conditions and the expectations of each individual company's circumstances and forecasts. The methodology focuses on clean balance sheets, strong cash flows, management experience and history, diversification of business operations and strong projected earnings growth. To achieve some of the fundamental portfolio requirements, a number of financial ratios, such as debt to equity (D/E), interest cover (IC), dividend yield, franking credits and earnings per share (EPS) growth, have been incorporated as standard ratios with minimum standards that each company must adhere to.
- Balance sheet and cash flow ratios are employed to reduce the risk of shareholder wealth being diluted due to the default or financial difficulties of companies held in the portfolio. All companies selected must have a debt to equity ratio of less than 50% and a minimum interest cover of 2.5 times. Any company with debt to equity between 50% to 60% must have an interest cover of 5 times or any company with debt to equity between 60% to 70% must have an interest cover of 10 times. Company's with Debt/Equity greater than 70% will not be considered. In addition, we have BXB as an exception due to their expected strong growth in free cash flows and exposure to solid momentum in the company's overseas operations.
- A conservative approach has been applied to minimise the need for companies we invest in to come to market to raise capital and dilute existing shareholder equity.
- Diversification is important to minimise the risk to the investor and as a result a number of diversification techniques have been employed. These include limiting individual sector exposure to no more than 50% or three times the S&P/ASX100 index weight and limiting the individual exposure of any company within the range of 4% to 15% of the portfolio. The portfolio is designed for long term investors with a minimum outlook of 5 years. The portfolio does not take into account the investor's personal tax positions and/or any capital gain/loss positions.

Portfolio Parameters

- The volatility for the Core Model Portfolio is expected to be close to or below the S&P/ASX100 Index benchmark.
- The Core Model portfolio will only select stocks within the S&P/ASX 100 Index. Where securities do not adhere to these specific requirements, a clear explanation will detail the basis of recommendations for breaching such requirements.
- The Core Model portfolio's objective is to allow each stock a minimum of 12 months to perform, unless certain conditions are not met and/or the underlying fundamentals of the company have changed as a result of unexpected situations such as profit warnings or significant unjustifiable price changes. All stocks must have an individual weighting between 4% to 15%.
- The portfolio aims to achieve a franking level +/- 20% of the S&P/ASX100 Index.
- The portfolio aims to achieve a dividend yield of +/- 1% of the S&P/ASX100 Index.

Portfolio Weighting & Commentary

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Code	Company	Industry Group Discription	Historical Yield (%)	Historical EPS (CENTS)	Histoical P/E Ratio	Portfolio Weight
NAB	National Australia Bank Limited	Banks	6.5%	240	12.7	12.5%
SHL	Sonic Healthcare Limited	Health Care Equipment & Services	3.5%	112	20.4	6.0%
WBC	Westpac Banking Corporation	Banks	5.9%	240	13.4	12.5%
WES	Wesfarmers Limited	Food & Staples Retailing	5.3%	254	16.7	9.0%
TCL	Transurban Group	Transportation	4.7%	23	52.3	7.0%
MQG	Macquarie Group Limited	Diversified Financials	5.6%	744	12.7	7.0%
BXB	Brambles Limited	Commercial & Professional Services	3.0%	53	18.1	6.0%
IAG	Insurance Australia Group Limited	Insurance	4.7%	44	16.6	8.0%
ABC	Adelaide Brighton Limited	Materials	3.6%	30	19.0	7.0%
AMC	Amcor Limited	Materials	3.7%	78	19.2	5.0%
CSL	CSL Limited	Pharmaceuticals, Biotechnology & Life Sciences	1.5%	499	30.0	6.0%
GMG	Goodman Group	Real Estate	3.3%	46	18.7	4.0%
BHP	BHP Billiton Limited	Materials	5.5%	223	12.9	6.0%
DLX	DuluxGroup Limited	Materials	4.1%	36	18.1	4.0%
					TOTAL PORTFOLIO WEIGHT	100.00%
14 Stocks						

*** Historical data refers to the last 12 months of reported financial result.

*** Data source obtained from Morningstar Research.

Portfolio Commentary

- There are 14 stocks within the Core Model portfolio. The stocks have been separated into five major economic sectors to reduce the overall risk of the portfolio. 22% has been allocated to the Materials sector. A 13% allocation has been made to the Industrial sector to provide the portfolio with appropriate diversification. 21% has been allocated to the Consumer & Healthcare sectors. 44% of the portfolio allocation is allocated to the Financial sector to provide diversification but also to take advantage of the strong dividend yields and attractive valuations of quality blue-chip companies.

- The portfolio contains 14 stocks within the S&P/ASX100 index. The Core Model portfolio is forecast to have a weighted average EPS growth greater than 4.8%, the yield is expected to be around 4.7% and franking is anticipated to be greater than 60%. Seven companies are forecast to have fully franked dividends, which are; ABC, BHP, NAB, WBC, WES, DLX & IAG. The following stocks are expected to be partially or with no franking credits; AMC, BXB, CSL, GMG, MQG, SHL & TCL. The portfolio has a lower level of anticipated franking credits due to our preference for providing exposure towards stocks with some overseas operations. This is due to the fact that these company's are benefitting from both a downward movement in the Australian dollar as well as greater earnings momentum globally, relative to their domestic counterparts.

- Please note, the current Morningstar recommendation for WES, ABC & BHP is at '2 Stars'. We feel that these companies still represent the best quality exposures in their respective sectors and currently trade at above Morningstar's fair value given their strong competitive positions, superior cash flows and increasing returns to shareholders.

- Please note, we have not recommended CBA or any related company into the model portfolio due to a potential conflict of interest.

Stock Commentary

- **National Australia Bank Limited (NAB)**

National Australia Bank provided 2018 third quarter trading update. The Cash earnings declined by 1% and compared to the pcp were down 3% reflecting higher investment spend and credit impairment charges. The revenue up 1% due to good growth in SME lending within Business & Private Banking and a contribution from NZ Banking. The Credit impairment charges rose 9% to $203m and included $25m of additional collective provisions for forward looking adjustments (FLAs), bringing the total balance of FLAs to $547m.

- **Sonic Healthcare Limited (SHL)**

  Sonic Healthcare reported NPAT up 11.18% to $475.61m for the year ended 30 June 2018. Revenue from ordinary activities were $5,541.37m, up 8.18% from last year. Diluted EPS was 112.2 cents compared to 102.1 cents last year. Net operating cash flow was $767.92m compared to $736.37m last year. The final dividend declared was 49 cents, taking the full year dividend to 81 cents compared with 77 cents last year.

- **Westpac Banking Corporation (WBC)**

  No significant news or reports from the company in August

- **Wesfarmers Limited (WES)**

  Wesfarmers reported NPAT down 58.34% to $1,197m for the year ended 30 June 2018. Revenue from ordinary activities were $66,883m, up by 3% from last year. Diluted EPS was 105.65 cents compared to 254.2 cents last year. Net operating cash flow was $4,080m compared to $4,226m last year. The final dividend declared was 120 cents, taking the full year dividend to 223 cents compared with 223 cents last year.

  Wesfarmers announced it has agreed to sell its 40% interest in the Bengalla JV to its JV partner New Hope for $860m. On successful completion of the transaction, it expects to report a pre-tax profit on sale of $670m to $680m subject to completion adjustments. It will continue to benefit from earnings and cashflow generated from its interest in Bengalla until completion of the transaction. Bengalla is currently owned 40% by the Company, 40% by New Hope, 10% by Taipower and 10% by Mitsui. The transaction is subject to regulatory approval and pre-emption rights under the Bengalla JV Deed.

- **Transurban Group (TCL)**

  Transurban Group announced regarding westconnex acquisition and equity raising. The Company to raise $4.2bn through a fully underwritten, 10 for 57 accelerated pro rata renounceable entitlement offer with retail entitlements trading (Entitlement Offer), plus $600m through a placement to certain STP consortium members (Placement). The Proceeds raised under the Entitlement Offer and Placement that are in addition to the WestConnex investment requirements will be used for general corporate purposes. WestConnex implied EV/EBITDA multiple broadly in line with its recent transactions, having regard to the pro forma EV/EBITDA multiple at financial close of the acquisition, calculated using the present value of the projected EBITDA in FY 2028.

- **Macquarie Group Limited (MQG)**

  No significant news or reports from the company in August

- **Brambles Limited (BXB)**

  Brambles provided FY 2018 results. FY 2018 Statutory profit after tax includes US$127.9m non-cash tax benefit resulting from the USA tax reform. FY 2017 statutory profit included the US$120.0m non-cash impairment of the HFG joint venture (JV). Sales revenue was US$5,596.6m for the twelve months ended 30 June 2018 (FY 2018), up 10% at actual FX rates.

- **Insurance Australia Group Limited (IAG)**

  Insurance Aust. Grp. reported NPAT up 1.94% to $947m for the year ended 30 June 2018. Revenue from ordinary activities were $16,411m, up by 2.6% from last year. Diluted EPS was 40.08 cents compared to 37.72 cents last year. The net operating cash outflow was $53m compared to $636m last year. The final dividend declared was 20 cents, taking the full year dividend to 34 cents compared with 33 cents last year.

- **Adelaide Brighton Limited (ABC)**

  Adelaide Brighton reported record half year results for the period ended 30 June 2018, declaring an increased interim ordinary dividend of 9.0 cps and an interim special dividend of 4.0 cps, both franked to 100%. Half year revenue is $807.2m was 11.7% higher than 1H 2017. The Underlying strength in the east coast markets of NSW, Qld and Vic continued to drive revenue. The Net debt to equity gearing declined to 33.7% with net debt increasing marginally to $414.5m.

- **Amcor Limited (AMC)**

Amcor provided FY 2018 full year results. The Net debt was US$3,872.2m at 30 June 2018, US$481.1m lower than 31 December 2017. Leverage, measured as net debt over LTM PBITDA, was 2.7 times at 30 June 2018. The Directors declared an unfranked final dividend for 2018 of 24.0 US cps. For the year ended 30 June 2018, the favourable impact on profit after tax of translating non-US dollar earnings into US dollars for reporting purposes was US$24m

- **CSL Limited (CSL)**
  CSL reported NPAT up 29.27% to $1,728.9m for the year ended 30 June 2018. Revenue from ordinary activities were $7,915.3m, up 14.7% from last year. Diluted EPS was 380.9 cents compared to 293.1 cents last year. Net operating cash flow was $1,902.1m compared to $1,246.6m last year. The final dividend declared was 93 cents, taking the full year dividend to 172 cents compared with 135 cents last year.

- **Goodman Group (GMG)**
  Goodman Gp reported NPAT up 41.14% to $1,098.2m for the year ended 30 June 2018. Revenue from ordinary activities were $2,672.8M, up by 4.9% from last year. Diluted EPS was 59.4 cents compared to 42.6 cents last year. Net operating cash flow was $1,161.2m compared to $586.4m last year. The final dividend declared was 14.25 cents, taking the full year dividend to 28 cents compared with 25.9 cents last year.

Stock Commentary

- **BHP Billiton Limited (BHP)**
  No significant news or reports from the company in August

- **DuluxGroup Limited (DLX)**
  No significant news or reports from the company in August

Sector Analysis

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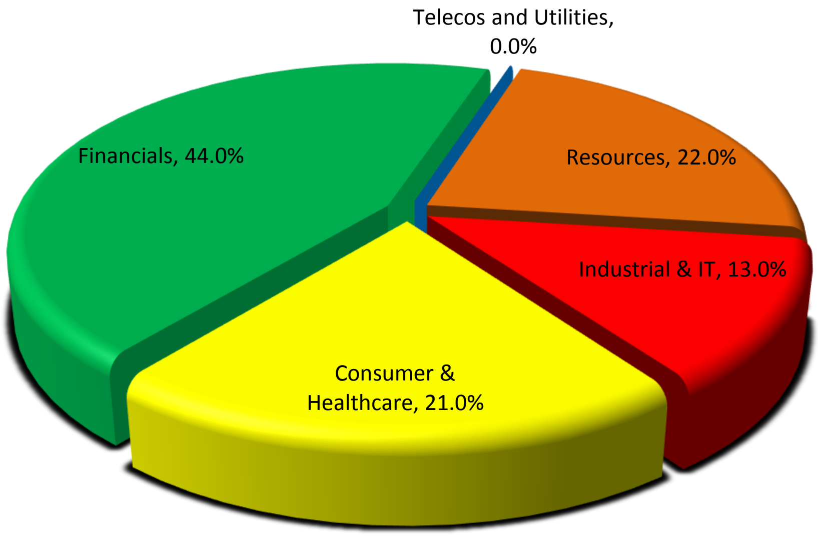
Sectors	Portfolio (%)	S&P/ASX 200 (%)	Differences (%)
Major Sectors			
Resources	**22.0%**	**24.4%**	**-2.4%**
Industrial & IT	**13.0%**	**9.5%**	**3.5%**
Consumer & Healthcare	**21.0%**	**21.1%**	**-0.1%**
Financials	**44.0%**	**40.6%**	**3.4%**
Telecos and Utilities	**0.0%**	**4.4%**	**-4.4%**



*** Data obtained from Morningstar Research.

Industry Analysis

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Sectors / Industry	Portfolio (%)	S&P/ASX 200 (%)	Differences
Resources			
Energy	0.0%	5.4%	-5.4%
Materials	22.0%	18.9%	3.1%
	22.0%	**24.4%**	**-2.4%**
Industrial & IT			
Capital goods	0.0%	0.8%	-0.8%
Commercial Services & Supplies	6.0%	2.2%	3.8%
Transportation	7.0%	4.3%	2.7%
Software & Services	0.0%	2.1%	-2.1%
	13.0%	**9.5%**	**3.5%**
Consumer & Healthcare			
Consumer Durables & Apparel	0.0%	0.1%	-0.1%
Hotel, Restaurants & Leisure	0.0%	3.2%	-3.2%
Media	0.0%	0.5%	-0.5%
Retailing	0.0%	0.8%	-0.8%
Food & Staples Retailing	9.0%	5.7%	3.3%
Food, Beverages & Tobacco	0.0%	1.9%	-1.9%
Household & Personal Products	0.0%	0.2%	-0.2%
Health Care Equipment & Services	6.0%	3.1%	2.9%
Pharmaceticals & Biotechnology	6.0%	5.4%	0.6%
	21.0%	**21.1%**	**-0.1%**
Financials			
Banks	25.0%	23.6%	1.5%
Diversified Financials	7.0%	5.1%	1.9%
Insurance	8.0%	3.9%	4.2%
Real Estate	4.0%	8.1%	-4.1%
	44.0%	**40.6%**	**3.4%**
Telecos and Utilities			
Telcommunication Services	0.0%	2.4%	-2.4%
Utilities	0.0%	2.0%	-2.0%
	0.0%	**4.4%**	**-4.4%**

*** Data obtained from Morningstar Research & Iress Market Technology.

Ratio Analysis

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CODE	Company	Forecast EPS Growth (%)	Forecast Yield (%)	Forecast Franking (%)	Forecast DEBT/ EQUITY (%)	Forecast Interest Cover (X)	Forecast Return on Equity (%)	Forecast EPS (Cent)	Forecast PE RATIO (X)	Market Cap ($M)
NAB	National Australia Bank Limited	-3.2	7.1%	100%	0.0%	0.0	0.0%	$2.32	12.0604	$76,199,602,251
SHL	Sonic Healthcare Limited	5.4	3.3%	30%	0.0%	0.0	0.0%	$1.18	21.5058	$10,867,610,499
WBC	Westpac Banking Corporation	3.3	6.8%	100%	0.0%	0.0	0.0%	$2.48	11.2485	$95,487,348,566
WES	Wesfarmers Limited	10.2	4.5%	100%	0.0%	0.0	0.0%	$2.69	18.9217	$58,268,050,036
TCL	Transurban Group	-13.6	5.2%	3%	0.0%	0.0	0.0%	$0.20	58.2866	$25,456,046,456
MQG	Macquarie Group Limited	6.7	4.5%	45%	0.0%	0.0	0.0%	$7.93	15.6945	$41,758,154,298
BXB	Brambles Limited	13.4	2.8%	30%	0.0%	0.0	0.0%	$0.60	18.2376	$17,392,220,446
IAG	Insurance Australia Group Limited	8.6	5.4%	92%	0.0%	0.0	0.0%	$0.47	15.7284	$17,685,406,850
ABC	Adelaide Brighton Limited	0.1	3.3%	100%	0.0%	0.0	0.0%	$0.30	20.7908	$4,027,279,651
AMC	Amcor Limited	19.7	4.5%	0%	0.0%	0.0	0.0%	$0.93	15.3871	$16,248,722,102
CSL	CSL Limited	15.5	1.2%	0%	0.0%	0.0	0.0%	$5.76	37.6906	$95,356,970,379
GMG	Goodman Group	7.5	2.9%	0%	0.0%	0.0	0.0%	$0.49	21.4709	$19,063,899,767
BHP	BHP Billiton Limited	2.5	4.7%	100%	0.0%	0.0	0.0%	$2.29	13.7205	$100,525,931,587
DLX	DuluxGroup Limited	4.7	3.6%	100%	0.0%	0.0	0.0%	$0.38	20.4641	$3,036,151,966

*** Note, Financial stocks do not use the Debt to Equity ratio and/or Interest Cover due to the nature of the industry.

*** Forecast numbers are based on year 1 forecast rather than specific years due to the different reporting dates.

*** Data obtained from Morningstar Research

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Code	Company	Company Description	Morningstar/Aegis Commentary
NAB	**National Australia Bank Limited**	National Australia Bank Limited (NAB) is a financial services group that provides a comprehensive and integrated range of banking and financial services including wealth management throughout Australia and New Zealand, with branches located in Asia, the United Kingdom (UK) and the United States (US).	National Australia Bank is one of four major banks and is Australia's biggest business bank. The Clydesdale demerger completed in February 2016 with the core and profitable Australian and New Zealand commercial and retail banking franchises now the sole focus. CEO Andrew Thorburn and senior management have started the business optimisation process and we expect consistent, high-quality earnings going forward, erasing previous disappointments and rebuilding investor confidence. Good revenue and volume growth, tight cost control and improved return on equity will feature. The share price has recovered relative to peers from a long period of underperformance. The bank has substantial exposure to the business sector, with 45% of earnings from business banking, and is well placed to take advantage of the recovery in demand for business credit. The author's retirement fund owns shares in all four Australian major banks.
SHL	**Sonic Healthcare Limited**	Sonic Healthcare Limited (SHL) is an international medical diagnostics company, offering laboratory medicine/pathology and radiology services to the medical community. The company is structured as a decentralized federation of medically-led diagnostic practices, with the head office in Sydney, Australia. SHL provides the services and infrastructure in eight countries: Australia; New Zealand; the UK; Germany; Switzerland; Belgium; Ireland; and the USA.	During the past two decades, Sonic has built a dominant position in the Australian medical diagnostics market; it is now the largest Australian pathology laboratory operator. This scale gives it a significant cost advantage, the primary source of its narrow economic moat. Sonic invested heavily throughout the six years to 2011 to establish critical mass in the U.S. and European pathology markets. The firm is now generating synergies from acquired businesses, the same strategy it implemented so successfully in Australia. We expect steady realisation of synergies in the U.S. and European markets to gradually boost margins for many years and help drive EPS growth of about 10% during the next five years. Several dynamics underpin pathology test volume globally, including ageing populations, the economic benefits of preventative medicine, and ongoing innovation in pathology testing technology.

*** Investment View data obtained from Morningstar Research.

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Code	Company	Company Description	Morningstar/Aegis Commentary
WBC	**Westpac Banking Corporation**	Westpac Banking Corporation (WBC) is Australia's oldest banking and financial services group, with branches and operations throughout Australia, New Zealand and the near Pacific region as well as offices in key financial centres around the world including London, New York, Hong Kong and Singapore. The Group is organised in the following 5 Key Divisions: Consumer Bank, Commercial and Business Bank, BT Financial Group, Westpac Institutional Bank and Westpac New Zealand. Its serves nearly 13 million customers.	Westpac Banking Corporation is Australia's oldest bank, marking 200 years in 2017. Certain commentators view Westpac's successful home-loan growth strategy as a key weakness, but we argue that it is a core strength. Investor concerns, centred on the large exposure to residential mortgages, are overdone. The high-profile multibrand franchise in Australia and New Zealand is slanted towards retail banking, but retains meaningful exposure to the wealth, corporate, and institutional sectors. We see solid earnings upside potential, with international investors continuing to focus too much attention on negative short-term issues. A strong balance sheet, peer-leading loan quality, and impressive returns on equity underpin a solid earnings outlook. The author's retirement fund owns shares in all four Australian major banks.
WES	**Wesfarmers Limited**	Wesfarmers Limited (WES) is a diversified business operating supermarkets, department stores, home improvement and office supplies, resources, chemicals, energy and fertilisers, and industrials and safety products. WES is headquartered in Western Australia.	Wesfarmers' diversified portfolio provides exposure to many segments of the Australian economy. However, even after the divestment of Coles, the vast majority of earnings will be consumer-related. Other operations provide exposure to agriculture and industrial gases. Wesfarmers is Australia's largest private-sector employer, with more than 200,000 employees. We believe Wesfarmers has a narrow moat, which is sourced from cost advantages derived from its significant retail scale. Return on equity is affected by dilutive equity issues associated with the acquisition of Coles in 2008, along with the company's significant goodwill, but return on invested capital (excluding goodwill) comfortably exceeds the cost of capital.

*** Investment View data obtained from Morningstar Research.

Research Commentary

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Code	Company	Company Description	Morningstar/Aegis Commentary
TCL	**Transurban Group**	Transurban Group (TCL) manages and develops urban toll road networks in Australia and the United States of America. Company engage in the development, operation, maintenance and financing of toll road networks as well as management of the associated customer and client relationships. Company have 13 roadsin Australian portfolio and in US company have 2 roads in the state of Virginia, both in Washington DC area.	Transurban Group is a leading toll road owner/operator, with a portfolio of assets in Australia and North America. Concession lives are fixed, with toll roads handed back to their respective governments debt-free at the end of the concession. The weighted average concession life of the portfolio is around 30 years. Under the leadership of Scott Charlton, Transurban has aggressively expanded its portfolio through a combination of acquisitions and greenfield projects. Toll roads have high barriers to entry and benefit from rising traffic volumes and tolls, which increase in line with the consumer price index or higher. Transurban is a stapled security, with a considerable portion of its net cash flows distributed to security holders pretax. The objective is to cash-cover and increase distributions; we project a five-year high-single-digit CAGR in distributions
MQG	**Macquarie Group Limited**	Macquarie Group Limited (MQG) is a global provider of banking, financial, advisory, investment and fund management services, headquartered in Sydney.	Macquarie's global business model has successfully navigated the operational and capital market headwinds affecting other larger investment banks. Despite Macquarie being subscale compared with global peers, the firm has very successfully replaced the significant revenue streams previously sourced from the highly profitable satellite-fund business model. Long-held strengths of adaptability, variable costs, a solid balance sheet, and capable management offset volatile market conditions and place the group in a strong position to leverage the market rebound. Funds management, corporate lending, and asset financing are strong performers, delivering lower-risk income at the same time that Macquarie's market-dependent businesses start to recover. Further growth in global capital markets and increased transactional volumes are needed to increase earnings, particularly in the market-facing investment banking businesses.
BXB	**Brambles Limited**	Brambles Limited (BXB) is a supply-chain logistics company operating in more than 50 countries, primarily through the CHEP and IFCO brands. BXB specializes in the pooling of unit-load equipment and the provision of associated services. BXB is focusing on the outsourced management of returnable pallets, crates and containers.	Brambles is the largest global provider of pallet and reusable plastic crate, or RPC, pooling services. Global scale and years of experience provide competitive advantages and a wide economic moat. The global infrastructure and advantageous cost position are barriers to entry, but there is some competition at the regional level. Cash flow, operating margins, and return on equity are high, but until recently, the business struggled to achieve sustainable earnings growth over a prolonged period. Management has been able to refocus the business, and while earnings are currently struggling with the effects of subdued U.S. and European economies, this is more than offset by increased penetration of existing markets and expansion to new geographies and services. A recovery in the developed economies would provide a major earnings boost. Growth opportunities exist in the RPC and container businesses.

*** Investment View data obtained from Morningstar Research.

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Code	Company	Company Description	Morningstar/Aegis Commentary
IAG	**Insurance Australia Group Limited**	Insurance Australia Group Ltd (IAG) is a general insurance group, with operations in Australia, New Zealand, and Asia. The Group provides a range of personal and commercial insurance products, primarily motor vehicle and home insurance. IAG also has interest in general insurance joint ventures in Malaysia, India and China. IAG has two customer facing divisions - Consumer Division and Business division being responsible for sales, service, and brand and marketing execution.	Insurance Australia Group is one of the two largest domestic general insurers operating in Australia and New Zealand. Despite heritage brands and high market shares, its products are commoditised and sustainable competitive advantages are elusive, hence the pressure from competition on revenue and margins. The firm exited its U.K. business several years ago to focus on its core business in Australia and New Zealand and its Asian strategy. The insurance market is mature, with cyclical, price-competitive, premium rates. Large insured events occur without warning, and claims trends are largely beyond the control of management in the short term. Reinsurance protection and capital management mitigate risks to some extent. General insurance is inherently risky, with volatile earnings, but recent quota share deals reduce earnings volatility, release capital and increase more-stable fee based income.
ABC	**Adelaide Brighton Limited**	Adelaide Brighton Limited (ABC) is an integrated construction material and lime producing group of companies focused on the construction, engineering, infrastructure and resource sectors in Australia. ABC has three main operating divisions being: Cement, Lime, Concrete and Aggregates and Concrete Masonry Products.	Adelaide Brighton has delivered strong growth from exposure to strong infrastructure and residential markets. Economic conditions and consumer confidence ultimately drive private and government construction, creating volatility. Still, a track record of controlling costs, balancing imports against local manufacturing capacity, vertical integration, selective expansions, and a prudent balance sheet help ease the burden of operating in a cyclical industry. Following the company's purchase of Central Pre-Mix Concrete, we still expect additional concrete or quarry acquisitions, complementing the company's vertically integrated model. Cost advantage gives Adelaide Brighton a narrow economic moat, stemming from efficient plants closely located to quarries and energy sources and access to cheap imports of clinker.
AMC	**Amcor Limited**	Amcor Limited (AMC) is a global packaging company with operations across Australasia, North America, Latin America, Europe and Asia. AMC offers a range of packaging related products and services, including packaging for beverages, food, healthcare, personal and homecare, tobacco, and industrial applications.	Amcor's offer for Bemis will further cement its position as a global plastics giant. With 70% of Bemis' USD 4 billion in annual sales generated in North America, the deal will beef up Amcor's underweight position in the North American flexibles market. With synergy realisation estimated at USD 126 million, the deal adds AUD 1.14 per share of value for Amcor shareholders.

*** Investment View data obtained from Morningstar Research.

Research Commentary

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Code	Company	Company Description	Morningstar/Aegis Commentary
CSL	**CSL Limited**	CSL Limited (CSL) is a global biotechnology company that develops and delivers innovative medicines that save lives, protect public health and help people with life-threatening medical conditions live full lives. The operational businesses include CSL Behring and Seqirus. The Group operates predominantly in Australia, the USA, Germany, the United Kingdom and Switzerland.	CSL is one of three major players in the global blood-plasma-derived biotherapies space. We expect consistent product innovation to drive high-single-digit top-line growth in developed markets, augmented by midteen lower-margin sales growth in emerging markets. With moderate operating leverage, this should result in double-digit profit growth during the next few years. CSL is cost-competitive, given its manufacturing scale and a wide plasma-derived product range that reduces unit production cost. Manufacturing know-how drives ongoing, incremental yield improvements. Cost competitiveness and innovation prowess deliver a narrow moat, reflected in returns on invested capital consistently above 20%, well above an under-10% cost of capital. CSL suits growth-oriented investors comfortable with the inherent risks of the biotechnology industry, including intellectual property disputes and regulatory intervention.
GMG	**Goodman Group**	Goodman Group (GMG) is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom, North America and Brazil. GMG comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited. GMG operates four divisions namely Property Investment, Fund Management, Property Services and Property Development.	The substantial yield premium on high-quality industrial property to bonds is a key factor behind strong institutional demand for Goodman-developed product. With an outlook for interest rates to reach exceptionally low levels, we expect sustained institutional demand for industrial property. Goodman has strong growth prospects, but asset value risks are evident. Recent rises in industrial asset values have been facilitated by sharply lower interest rates, particularly given that rent growth rates have stabilised in most regions. The inevitable reversion to long-term average borrowing rates in outer years could weigh heavily on industrial property values, reflecting the dual impact of capitalisation-rate expansion and softer commercial demand for industrial space. This ever-present risk highlights the importance of premium product and financially sound tenants, a key attribute of the Goodman investment vehicles.
BHP	**BHP Billiton Limited**	BHP Billiton Limited (BHP) is a diversified natural resources company producing commodities along with substantial interests in oil and gas. BHP's principal business lines are mineral exploration and production, as well as petroleum exploration, production and refining. BHP's assets, operations and interests are separated into Petroleum and Potash, Copper, Iron ore, Coal and Nickel.	BHP has several of the world's largest mines. Key mined commodities are iron ore, coking coal, and copper. In addition, the company has meaningful oil exposure with large bets on U.S. onshore shale gas and oil, conventional petroleum, and liquefied natural gas, or LNG, assets. The iron ore mines in particular are at the low end of the industry cash cost curve; however, overinvestment during the peaks of the China boom, when capital costs were very high relative to historical standards, has diluted expected future returns. After adding back the not-inconsiderable write-downs, BHP's invested capital base nearly quadrupled in the decade-ended 2015, substantially lowering returns such that we expect adjusted midcycle returns below the company's cost of capital. Excluding impairments, we forecast midcycle returns to approximately match BHP's cost of capital.

*** Investment View data obtained from Morningstar Research.

Research Commentary

Report on

Core Model Portfolio

Code	Company	Company Description	Morningstar/Aegis Commentary
DLX	**DuluxGroup Limited**	DuluxGroup Limited (DLX) is engaged in manufacturing, marketing, selling and distribution of branded paint, coatings, adhesives, garden care and other building products to the residential home improvement, commercial and infrastructure markets across Australia, New Zealand, Papua New Guinea, China and South East Asia. DLX operates mainly in Paints and Coatings ANZ, Consumer and Construction Products, Garage Doors & Openers, Cabinet Hardware and Architectural Hardware and other businesses segments.	DuluxGroup is a consumer-oriented and brand-focused business, commanding healthy margins that more than adequately cover the modest capital expenditure requirements. We believe this makes the company an attractive investment that generates high free cash flow. While revenue from renovations is relatively stable, some parts of DuluxGroup are subject to cyclical shifts in consumer confidence and household expenditure. The acquisition of Alesco increased leverage to new housing activity. Input costs can be volatile, but DuluxGroup can generally pass those costs through, particularly in paints.

*** Investment View data obtained from Morningstar Research.

Research Glossary

Report on

Core Model Portfolio

Holdings Report:	Displays the stock holdings in the portfolio. Stocks that are flagged with *** are not included in the analysis. Stocks that are members of the Australian All Ordinaries Accumulation Index are the only stocks included in the analysis. Effective value shows the value of total holdings included in the analysis.
Sector/Industry Report:	Displays each stock in the portfolio with sector and industry membership.
Sector Weights:	Displays the sector weights of the portfolio compared to the sector weights of the Index. Displays the industry weights of the portfolio compared to the industry weights of the Index categorized by sector.
Industry Weights:	Displays the industry weights of the portfolio compared to the industry weights of the Index categorized by sector.
Stock Weights:	Displays the weight of each stock in the portfolio categorised by each industry and sector.
Company Size:	Current price of a stock multiplied by the number of shares on issue for that stock. It is measured in millions of Australian dollars.
Price Earnings Ratio:	Current price of a stock divided by the current full year earnings per share (before abnormal and extraordinary items).
Price Book Value Ratio:	Current price of a stock divided by the current full year net assets per share.
Price Cash Flow Ratio:	Current price of a stock divided by current gross cash flow per share. Gross cash flow is calculated as net profit (before abnormal and extraordinary items) plus depreciation.
Dividend Franking:	Percentage of the stock's dividend that has been subject to Australian corporate taxation before distribution.
Dividend Yield:	Dividend yield is calculated as the stock's annual dividend per share (excluding special cash payments) divided by the current price and measured as a percentage.
Gearing:	Financial debt divided by the sum of financial debt and shareholders funds and measured as a percentage. Banking stocks generally have high gearing ratios.
Interest Cover:	Net operating profit (before abnormal and extraordinary items) divided by interest expense.
Earnings Growth:	Three year average annual percentage change in net operating profit (before abnormal and extraordinary items). If three year data is not available, Earnings Growth is calculated using the available data, such as the two year average percentage change or the one year percentage change.
3 Year Beta:	Regression coefficient of weekly portfolio returns against weekly Index returns based on three years historical weekly data. For example, if the portfolio beta is 0.95, and if the value of the Index moves up 10%, on average historically the portfolio value rose 9.5%. This measure is subject to considerable statistical variability.
1 Year Beta:	Calculated in the same fashion as the 3 year beta except that the data used in the regression are for the last 1 year.
Averages:	The portfolio and Index weighted averages of the Price Earnings Ratios, Price Book Value Ratios and Price Cash Flow Ratios are calculated as the weighted averages of the underlying Earnings Price Ratios, Book Value Price Ratios and Cash Flow Price Ratios and these weighted averages are then inverted.
Data :	Please note that the data produced in the analysis of recommended portfolio are all historical. We have used forecast data to construct the portfolio, these forecast data can be verified in the research report attached to this document.

Disclaimer

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- Any clients are referred to the offer and disclosure documentation available from the issuer before making any decisions.
- That any additional information or analysis (ie cash flow analysis, fee disclosure etc) is provided to the client in the required form to meet the reasonable basis of advice and SOA content requirements.

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