

Investment Objectives

- To provide exposure to a diversified portfolio of listed property securities; and
- To provide a Gross Return that exceeds the Fund's Benchmark Return over the long term

Fund commencement: 1 January 2009

Fund size: \$28.09 million

Unit Prices: Entry \$1.0601 Exit \$1.0573

Buy Spread: 0.13 % **Sell Spread:** 0.13 %

Estimated Management Costs*: 1.26 %

p.a. **Performance as at 31 January 2024**

	1 month	3 months	6 months	1 year	3 years p.a.	5 years p.a.
Gross Return ¹	-0.88%	14.04%	3.91%	2.99%	3.66%	2.52%
Benchmark Return ²	-0.42%	14.74%	5.73%	5.48%	4.81%	3.19%
Growth Return ³	-0.88%	14.04%	3.91%	-2.41%	-8.57%	-7.76%
Distribution Return ⁴	0.00%	0.00%	0.00%	5.39%	12.23%	10.28%
Total Return (Net)⁵	-0.99%	13.87%	3.24%	1.67%	2.34%	1.22%

1 Gross Return is the Fund return before ongoing fees and charges, assuming the reinvestment of all distributions.

2 Benchmark Return is the weighted index return as per the Benchmark Allocation shown below.

3 Growth Return is the percentage change in the unit price.

4 Distribution Return is the percentage of Total Return (Net) paid to unit holders, which may be of an income or capital nature.

5 Total Return (Net) is the Gross Return less ongoing fees and expenses.

Please note: past performance is not necessarily a guide to future performance. Returns may be volatile and will vary from year to year. The Total Return (Net) is prepared on an exit to exit basis. They do not take taxation into account.

Asset allocation as at 31 January 2024

	Benchmark allocation %	Actual Fund allocation %
Australian Property	60.00 %	55.89 %
International Property – hedged	20.00 %	17.92 %
Global Infrastructure	20.00%	17.27 %
Cash	0.00 %	8.93 %

Underlying funds as at 31 January 2024

- Mercer Australian Direct Property Fund
- Mercer Passive Australian Listed Property
- Mercer Passive Global Listed Property
- Mercer Passive Global Listed Infrastructure
- Mercer Global Listed Infrastructure Fund

State Trustees Limited's interests as at 31 January 2024

State Trustees Limited and its related entities hold or control (including via other common funds) 0 units in the Fund.

* The management costs are a measure of the level of fees and expenses incurred by the Fund. It is the sum of State Trustees Limited's management fee and other expenses associated with administration, including custodial and unit registry charges, that were charged to the Fund as a proportion of the average net asset value of the Fund expressed as a percentage. The Management Costs include GST after taking into account any expected reduced input tax credits. Actual Management Costs are calculated at 30 June each year. In preparing the information, we have not taken into account your particular objectives, financial situation or needs. You should consider the appropriateness of the information and whether it is relevant to you, before making any decision regarding your investments. State Trustees Limited is the Trustee of the Fund. Neither State Trustees Limited nor its related entities guarantee the repayment of capital or reinvested income, the performance of the Fund, or any particular rate of return of the Fund. The invest Property Fund is not open to the public. Participation is only by State Trustees' investment of money it holds in an authorised capacity and for Australian residents (for tax purposes).