

Product Profile

Key Information

Status	Open
Asset class	Property and Infrastructure
Sector	Australian Listed Property
Sub-sector	Beta - Passive
Product type	Retail
Legal type	Exchange Traded Fund
Fund inception	October 2010
Fund size	\$3.18b
Distribution frequency	Quarterly

Manager Profile

The Vanguard Group, Inc was founded in 1975 with headquarters in Pennsylvania, USA. The Firm employs over 20,000 employees and manages circa \$16.3tn across equities, fixed income, and cash strategies across several jurisdictions globally.

Vanguard Investments Australia Ltd ('Vanguard Australia' or 'the Manager') was established in 1996 as a wholly owned subsidiary of Vanguard Group Inc (US). Vanguard Australia serves as the Fund's Responsible Entity and investment manager. The tables and chart above refer to Vanguard Australia.

PDS Objective

Information hasn't been provided, contact the product provider.

What is this Product?

The fund is managed to closely track the risk characteristics of the index, while minimising transaction costs and effectively managing index changes. The fund will hold all of the property securities in the index (at most times), allowing for individual security weightings to vary marginally from the index from time to time.

Growth of \$10,000 Over 10 Years



Returns after fees (as at 27/02/26)

	3mth	1yr	3yr	5yr	10yr
Total return	-4.11	4.79	9.32	8.74	6.91
Income return	0.43	3.38	4.14	4.57	4.89
Growth return	-4.55	1.42	5.18	4.17	2.02
Lonsec benchmark	-4.06	5.13	9.63	9.02	7.09

Benchmark Used: S&P/ASX 300 A-REIT TR Index AUD

Source: FE fundinfo

Asset Allocation (%) (as at 28/02/2026)

Australian Equities	2.80
Listed Property	97.16
Cash	0.04
Total	100.00

Source: FE fundinfo

Top 10 Holdings (as at 31/12/2025)

Name	%
GOODMAN GROUP ORD	35.1
SCENTRE GROUP STAPLED (3UT 1ORD)	12.1
STOCKLAND STAPLED (UT ORD)	7.7
CHARTER HALL GROUP STAPLED (UT ORD)	6.4
GPT GROUP STAPLED (UT ORD)	5.8
VICINITY LIMITED STAPLED 1 UT 1 ORD	5.5
MIRVAC GROUP STAPLED (UT ORD)	4.5
DEXUS STAPLED (UNIT ORD)	4.1
NEW SOUTH RESOURCES LTD	2.1
REGION GROUP	1.5

Source: FE fundinfo

Annual Fees and Costs (% p.a.) (as at 30/09/2024)

Management fees & costs	0.23
Net Transaction Costs	0.00
Annual fees and costs	0.23
Average Exchange Spread data*	0.052

Source: FE fundinfo, PDS Date: Not Provided

*ASX (as at Not Provided)

LONGSEC RECOMMENDS THIS DOCUMENT BE READ IN CONJUNCTION WITH THE PRODUCT REVIEW.

General

Total return: 'Top line' actual return, after fees.

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Ratings

'**Highly Recommended**' rating indicates that Lonsec has very strong conviction the product can meet its investment objectives.

'**Recommended**' rating indicates that Lonsec has strong conviction the product can meet its investment objectives.

'**Investment Grade**' rating indicates that Lonsec has conviction the product can meet its investment objectives.

'**Approved**' rating indicates that Lonsec believes the product can meet its investment objectives.

'**Not -Approved**' rating indicates that Lonsec does not believe the product can meet its investment objectives.

'**Closed / Wind Up**' status is applied when the product has been closed.

'**Fund Watch**' status is applied when a rating is under review due to the occurrence of a significant event relating to the product.

The '**Redeem**' rating indicates Lonsec no longer has sufficient conviction that the product can meet its investment objectives.

The '**Screened Out**' rating indicates Lonsec was unable to attain sufficient conviction that the product can meet its investment objectives.

'**Discontinued Review**' status is applied where a product issuer withdraws the product from the review process prior to completion, for any reason other than the product being closed or unavailable to investors.

The '**Ceased Coverage**' status is applied when a rated product is withdrawn from the research process by the product issuer.

Lonsec Research FSG Financial Services Guide

This Financial Services Guide (FSG) has been prepared and issued by Lonsec Research Pty Ltd ABN 11 151 658 561 (Lonsec Research, we, us, our), holder of Australian Financial Services Licence (AFSL) No. 421445, to assist you in determining whether to use our financial services and products. This is an important document, and you should read it carefully. The contents of this FSG are general information only and does not take into account your personal needs or objectives. Lonsec Research provides no warranty as to the suitability of the services of this FSG for any particular person.

1.1 What is a Financial Services Guide?

This FSG's purpose is to provide you with important information regarding services offered by Lonsec Research. You should read this FSG prior to using our services. This document was prepared to inform you about:

- who we are and our contact details;
- the financial services we provide;
- the remuneration that may be paid to us and other persons in relation to the financial services we provide;
- how we deal with conflicts of interest; and
- how we deal with complaints

1.2 About Lonsec Research and its related parties

ASX listed Generation Development Group Limited (ABN 90 087 334 370) is the parent company of Lonsec Holdings Pty Ltd (ABN 41 151 235 406) (Lonsec Holdings). Lonsec Research is a wholly owned subsidiary of Lonsec Holdings Pty Ltd (ABN 41 151 235 406) (Lonsec Holdings) and provides in-depth, investigative investment research across a broad range of listed and unlisted investments.

Other subsidiaries of Lonsec Holdings include SuperRatings Pty Ltd (ABN 95 100 192 283), Implemented Portfolios Pty Limited (ABN 36 141 881 147) and Lonsec Investment Solutions Pty Ltd (ABN 95 608 837 583). All employees of the Lonsec group entities, including Lonsec Research, are employed by Lonsec Fiscal Pty Ltd (ABN 94 151 658 534).

Contact Details

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Level 39, 25 Martin Place
Sydney NSW 2000

Tel: 1300 826 395

Email: info@lonsec.com.au

www.lonsec.com.au

1.3 What kind of financial services can Lonsec Research provide?

Lonsec Research is authorised under its Australian Financial Services Licence to provide general financial product advice to retail and wholesale clients on the following types of financial products:

- securities
- deposit and payment products limited to basic product products
- derivatives
- interests in managed investment schemes including investor directed portfolio services
- superannuation
- retirement savings accounts
- foreign exchange products
- life products including:
 - investment life insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds; and
 - life risk insurance products as well as any products issued by a Registered Life Insurance Company that are backed by one or more of its statutory funds;

Lonsec Research is also authorised to deal in a financial product by arranging for another person to apply for, acquire, vary, or dispose the above types of products for or by retail and wholesale clients.

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Lonsec Research FSG (continued)

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Complaints Manager

Level 39, 25 Martin Place

Sydney NSW 2000

Tel: 1300 826 395

Email: complaints@lonsec.com.au

An individual may request further information about Lonsec Research's internal complaints handling procedure at any time. If an individual is not satisfied with the outcome of their complaint or has not received a response within 30 days from Lonsec Research, the individual can complain to the Australian Financial Complaints Authority (AFCA). AFCA provides an independent dispute resolution service and can be contacted on:

Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail:

Australian Financial Complaints Authority

GPO Box 3

Melbourne, Victoria, 3001.

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This FSG was prepared on 1 August 2024.