



Refer to glossary for definition of the rating

Product Profile

Key Information

Status	Open
Asset class	Property and Infrastructure
Sector	Global Listed Property
Sub-sector	Beta - Passive
Product type	Retail
Legal type	Exchange Traded Fund
Fund inception	November 2013
Fund size	\$499.95m
Distribution frequency	Semi-Annually

Manager Profile

State Street Global Advisors, Australia, Limited ('SSGA' or 'the Manager') is part of State Street Corporation, who employs over 2,300 staff throughout 20 global offices covering the Americas, EMEA (Europe, Middle East and Africa) and the Asia-Pacific. SSGA offers a range of index, enhanced index and actively managed strategies across multiple asset classes. State Street Corporation has a combined assets under management of A\$7.6tr.

PDS Objective

On the 2nd of April 2025, the fund name changed to SPDR® Dow Jones Global Real Estate ESG Tilted ETF and the underlying index name was revised to Dow Jones Global Select ESG Tilted Real Estate Securities Index (AUD) without changes to the methodology. The Investment Objective of SPDR® Dow Jones Global Real Estate ESG Tilted ETF is to provide investment returns (before fees and other costs), that closely correspond to the performance of the Index. Although the Investment Manager uses a range of strategies to

What is this Product?

The Investment Manager uses a passive investment strategy, investing in a portfolio of securities designed to reflect the characteristics of the Fund's Index. Although the Fund will be exposed to the risk of fluctuation of foreign currencies, no currency hedging is implemented.

Growth of \$10,000 Over 10 Years



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

	3mth	1yr	3yr	5yr	10yr
Total return	-0.61	-0.82	6.79	6.45	4.03
Income return	1.03	2.77	3.07	3.74	3.48
Growth return	-1.64	-3.59	3.72	2.71	0.55
Lonsec benchmark	-0.53	-0.62	6.97	6.51	4.27

Benchmark Used: Dow Jones Global Select ESG Tilted Real Estate Securities NR Index AUD

Source: FE fundinfo

Asset Allocation (%) (as at 30/09/2025)

Listed Property	99.94
Cash	0.06
Total	100.00

Source: FE fundinfo

Top 10 Holdings (as at 27/02/2026)

Name	%
PROLOGIS, INC.	8.7
WELLTOWER INC.	7.6
PUBLIC STORAGE OPERATING COMPANY	6.6
SIMON PROPERTY GROUP, INC.	5.8
VENTAS INC	5.2
EQUINIX, INC.	3.3
MITSUI FUDOSAN CO., LTD.	2.8
EXTRA SPACE STORAGE INC	2.2
ESSEX PROPERTY TRUST INC USD0.0001	2.0
DIGITAL REALTY TRUST, INC. USD0.01	2.0

Source: FE fundinfo



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Annual Fees and Costs (% p.a.) (as at 25/06/2024)

Management fees & costs	0.20
Net Transaction Costs	0.02
Annual fees and costs	0.22
Average Exchange Spread data*	0.159

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

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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?

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- 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.