

### Product Profile

#### Key Information

|                        |                             |
|------------------------|-----------------------------|
| Status                 | Open                        |
| Asset class            | Property and Infrastructure |
| Sector                 | Global Listed Property      |
| Sub-sector             | Currency Hedged             |
| Product type           | Retail                      |
| Legal type             | Exchange Traded Fund        |
| Fund inception         | September 2008              |
| Fund size              | \$4.12b                     |
| Distribution frequency | Quarterly                   |

#### Manager Profile

The Manager of the Fund is Resolution Capital Limited (Resolution Capital). Resolution Capital is a boutique fund manager with a focus on global listed property and infrastructure assets and managed a total of \$14.3bn as of June 2025. Resolution Capital has a 'quality' investment style based around identifying assets with strong management, low gearing and located in prime regions with favourable demographics.

#### PDS Objective

The Fund aims to provide income and some capital growth over the long-term by gaining exposure to a diversified portfolio of global listed REITs and real estate securities. The Fund also aims to achieve an annual total return that exceeds the total return of the Benchmark after fees on a rolling 3 year basis.

#### What is this Product?

The Fund primarily invests in global listed REITs and real estate securities that derive most of their returns from rental income. The Fund's investments provide exposure to a range of underlying real estate from around the world including office buildings, shopping centres, industrial warehouses, residential communities, hotels and healthcare facilities. The Fund aims to provide Investors with a level of distributable income combined with the potential for long term capital growth sourced from the global real estate based revenue streams.

#### Growth of \$10,000 Over 10 Years



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

|                  | 3mth | 1yr   | 3yr  | 5yr  | 10yr |
|------------------|------|-------|------|------|------|
| Total return     | 8.71 | 14.56 | 8.46 | 4.94 | 5.65 |
| Income return    | 0.47 | 2.37  | 2.33 | 2.43 | 3.07 |
| Growth return    | 8.24 | 12.18 | 6.14 | 2.51 | 2.58 |
| Lonsec benchmark | 1.34 | 6.73  | 5.58 | 2.98 | 3.66 |

**Benchmark Used:** FTSE EPRA/NAREIT Developed NR Index (AUD Hedged) / UBS Global Investors NR Index (AUD Hedged) (prior to Mar 2015)

Source: FE fundinfo

#### Annual Fees and Costs (% p.a.) (as at 25/10/2024)

|                              |             |
|------------------------------|-------------|
| Management fees & costs      | 0.80        |
| Performance fee costs        | 0.13        |
| Net Transaction Costs        | 0.04        |
| Buy/Sell Spread              | 0.20/0.20   |
| <b>Annual fees and costs</b> | <b>0.97</b> |

Source: FE fundinfo

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

|                 |        |
|-----------------|--------|
| Listed Property | 96.60  |
| Cash            | 3.40   |
| Total           | 100.00 |

Source: FE fundinfo



Refer to glossary for definition of the rating

### Top 10 Holdings (as at 28/02/2026)

| Name                                    | %   |
|---|-----|
| WELLTOWER INC.                          | 8.7 |
| EQUINIX INC                             | 6.8 |
| SIMON PROPERTY GROUP, INC.              | 5.0 |
| PROLOGIS, INC.                          | 4.8 |
| UNIBAIL-RODAMCO-WESTFIELD SE            | 4.6 |
| FEDERAL REALTY INVESTMENT TRUST USD0.01 | 4.6 |
| VENTAS INC                              | 4.1 |
| SUN HUNG KAI PROPERTIES LIMITED         | 4.1 |
| DIGITAL REALTY TRUST, INC. USD0.01      | 3.8 |
| MITSUI FUDOSAN CO., LTD.                | 3.2 |

Source: FE fundinfo

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

### General

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

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Refer to glossary for definition of the rating

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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.

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- 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

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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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- superannuation
- retirement savings accounts
- foreign exchange products
- life products including:
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  - 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;

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## Lonsec Research FSG (continued)

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Level 39, 25 Martin Place

Sydney NSW 2000

Tel: 1300 826 395

Email: [complaints@lonsec.com.au](mailto:complaints@lonsec.com.au)

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Email: [info@afca.org.au](mailto: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.