



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 | Multi-Manager |
| Product type | Retail |
| Legal type | Unit Trust |
| Fund inception | November 2005 |
| Fund size | \$107.14m |
| Distribution frequency | Quarterly |

Manager Profile

The Manager is part of the Insignia Financial Group of companies, comprising Insignia Financial Ltd and its related bodies corporate ('Insignia Financial'), which is listed on the Australian Stock Exchange (ASX code: IFL). Insignia Financial is a leading provider of wealth management services, including superannuation, platform administration, and investment management. The Manager has a long history in multi-asset investing, with a total funds under management and administration ('FUMA') of \$301.00b as at June 2024. Over recent years, the Manager has expanded their business through acquisitions and integration of the heritage IOOF, OnePath and MLC multi-manager businesses.

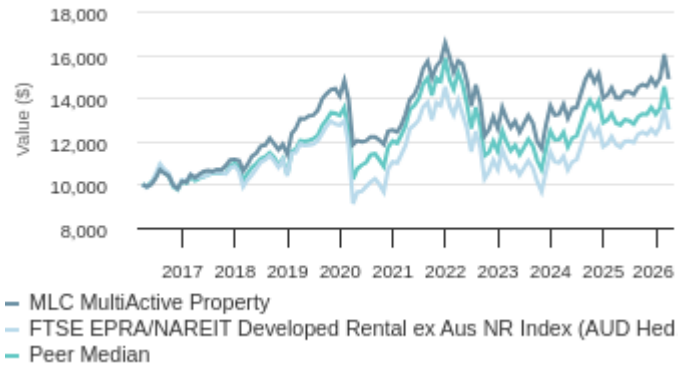
PDS Objective

To provide long-term capital growth and income by investing predominantly in a diversified portfolio of listed international and Australian real estate securities, and to achieve a total return after fees in excess of the Benchmark over seven years.

What is this Product?

IOOF's MultiMix Wholesale International Property Trust provides exposure to our preferred global real estate investment trust managers. Blending hedged and unhedged strategies the fund is exposed to a combination of Resolution Capital Global Property Securities, Pandal Global Property Securities and Cohen & Steers Global listed property strategies.

Growth of \$10,000 Over 10 Years



Returns after fees (as at 31/03/26)

| | 3mth | 1yr | 3yr | 5yr | 10yr |
|------------------|------|------|------|------|-------|
| Total return | 1.99 | 6.18 | 5.60 | 2.34 | 4.04 |
| Income return | 0.00 | 0.00 | 0.00 | 1.45 | 4.63 |
| Growth return | 1.99 | 6.18 | 5.60 | 0.89 | -0.59 |
| Lonsec benchmark | 1.69 | 5.96 | 5.48 | 1.23 | 2.28 |

Benchmark Used: FTSE EPRA/NAREIT Developed Rental ex Aus NR Index (AUD Hedged)

Source: FE fundinfo

Annual Fees and Costs (% p.a.) (as at 30/09/2025)

| | |
|------------------------------|-------------|
| Management fees & costs | 0.87 |
| Performance fee costs | 0.00 |
| Net Transaction Costs | 0.12 |
| Buy/Sell Spread | 0.30/0.30 |
| Annual fees and costs | 0.99 |

Source: FE fundinfo

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

| | |
|-------------------|--------|
| Unlisted Property | 99.74 |
| Cash | 0.26 |
| Total | 100.00 |

Source: FE fundinfo

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

| Name | % |
|------------------------------------|------|
| WELLTOWER INC. | 10.2 |
| EQUINIX INC | 6.2 |
| DIGITAL REALTY TRUST, INC. USD0.01 | 5.9 |
| PROLOGIS, INC. | 5.9 |
| EXTRA SPACE STORAGE INC | 3.8 |
| SIMON PROPERTY GROUP, INC. | 3.7 |
| UNIBAIL RODAMCO WESTFIELD | 2.4 |
| KIMCO REALTY CORPORATION | 2.1 |
| SUN COMMUNITIES INC | 2.1 |
| VENTAS INC | 1.9 |

Source: FE fundinfo



Refer to glossary for definition of the rating

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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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.

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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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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:

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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

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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.