



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	\$103.82m
Distribution frequency	Quarterly

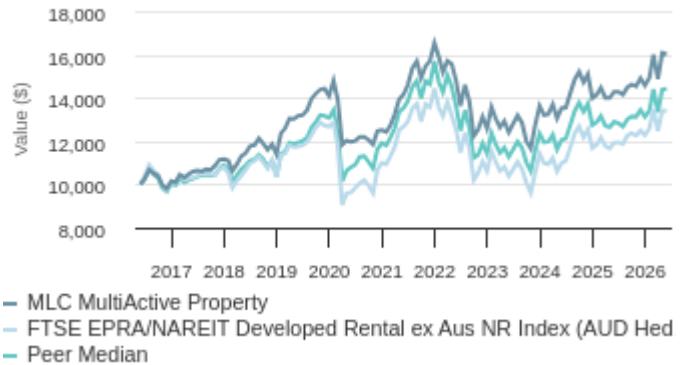
#### Manager Profile

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 total funds under management and administration ('FUMA') of \$342.00b as of December 2025. Over recent years, the Manager has expanded its business through acquisitions and integration of the heritage IOOF, OnePath and MLC multi-manager businesses. In July 2025, CC Capital entered into a Scheme Implementation Deed to acquire the issued shares of Insignia Financial, subject to relevant regulatory approvals, which are expected to be finalised in H1 2026.

#### 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.

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



#### Returns after fees (as at 29/05/26)

	3mth	1yr	3yr	5yr	10yr
Total return	0.05	12.17	8.85	2.50	4.82
Income return	-0.00	-0.00	-0.00	1.45	4.67
Growth return	0.05	12.17	8.85	1.05	0.15
Lonsec benchmark	-0.57	12.24	8.82	1.11	2.96

**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
<b>Annual fees and costs</b>	<b>0.99</b>

Source: FE fundinfo

#### Asset Allocation (%) (as at 31/03/2026)

Unlisted Property	99.70
Cash	0.30
Total	100.00

Source: FE fundinfo

#### Top 10 Holdings (as at 30/04/2026)

Name	%
WELLTOWER INC.	10.9
DIGITAL REALTY TRUST, INC. USD0.01	6.9
EQUINIX INC	6.8
PROLOGIS, INC.	5.4
EXTRA SPACE STORAGE INC	3.7
SIMON PROPERTY GROUP, INC.	3.0
SUN COMMUNITIES INC	2.2
VENTAS INC	2.2
HEALTHCARE REALTY TRUST INC USD0.01 B	2.2
ESSEX PROPERTY TRUST INC USD0.0001	2.1

Source: FE fundinfo



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## Appendix

**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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'**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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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

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#### Contact Details

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[www.lonsec.com.au](http://www.lonsec.com.au)

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- 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;

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## Lonsec Research FSG (continued)

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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.