State Trustees
For all Victorians

inveST Property Fund

Fact Sheet

As of 31st July 2026

Investment Objectives

- To provide exposure to a diversified portfolio of Australian and Globally listed property securities and investment into direct property and infrastructure.
- To provide a Gross Return that exceeds the Fund's benchmark return over the long term. The Fund's benchmark is a composite index of the underlying funds within the asset class.

Fund commencement:	1 January 2009		
Fund size:	$40.43 million		
Unit Price:	Entry $1.142	Exit $1.140	
Buy Spread:	0.13%	**Sell Spread:**	0.13 %
Estimated Management Costs:	1.15%.		

Performance as of 31st July 2026

	1 month	3 months	6 months	1 year	3 years p.a.	5 years p.a.
Gross Return[1]	1.05%	3.40%	2.84%	5.08%	8.57%	3.05%
Benchmark Return[2]	0.79%	3.25%	3.62%	6.36%	9.63%	3.19%
Total Return (Net)[3]	0.96%	3.10%	2.24%	3.80%	7.21%	1.75%

1. Gross Return is the Fund return assuming the reinvestment of all distributions.
2. As per Benchmark allocation shown below.
3. Total Return (Net) is the Gross Return less ongoing fees and expenses.

Asset allocation as of 31st July 2026

	Benchmark allocation %	Actual Fund allocation %
Mercer Passive Aust. Listed Property Fund	40.0	41.3
Mercer Global Listed Property Fund	20.0	18.5
Mercer Global Listed Infrastructure Fund (H)	20.0	19.5
Mercer Australian Direct Property Fund	20.0	20.7

Please note past performance is not necessarily a guide to future performance. Returns may be volatile and will vary from year to year. The Total Return (Net) is prepared on an exit-to-exit basis. They do not take taxation into account.

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