



inveST Property Fund

Fact Sheet

As of 30 June 2025

Investment Objectives

- To provide exposure to 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:	\$39.36 million		
Unit Price:	Entry \$1.150	Exit \$1.148	
Buy Spread:	0.13%	Sell Spread:	0.13%
Est. Management Costs:	1.40%.		

Performance as of 30 June 2025

	1 month	3 months	6 months	1 year	3 years p.a	5 years p.a
Gross Return ¹	1.05%	6.54%	4.63%	10.03%	7.33%	8.09%
Benchmark Return ²	0.91%	6.42%	4.87%	10.19%	8.58%	8.75%
Total Return (Net) ³	0.95%	6.20%	3.96%	8.63%	5.97%	6.71%

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 30 June 2025*

	Benchmark allocation %	Actual Fund allocation %
Mercer Passive Listed Property Fund	40.0	47.0
Mercer Global Listed Property Fund	20.0	20.0
Mercer Global Listed Infrastructure (H)	20.0	19.0
Mercer Australian Direct Property	20.0	14.0

*Actual Asset Allocations are calculated using external Investment Manager valuations as per month end

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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