

# invest Property Fund

## Fact Sheet

As of 30<sup>th</sup> April 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.

<b>Fund commencement:</b>	1 January 2009		
<b>Fund size:</b>	\$42.43 million		
<b>Unit Price:</b>	Entry \$1.178	Exit \$1.175	
<b>Buy Spread:</b>	0.13%	<b>Sell Spread:</b>	0.13 %
<b>Estimated Management Costs:</b>	1.15%.		

### Performance as of 30<sup>th</sup> April 2026

	1 month	3 months	6 months	1 year	3 years p.a.	5 years p.a.
Gross Return <sup>1</sup>	5.12%	-0.54%	-0.61%	7.46%	7.69%	3.94%
Benchmark Return <sup>2</sup>	5.61%	0.35%	0.51%	8.72%	8.88%	4.11%
Total Return (Net) <sup>3</sup>	5.02%	-0.83%	-1.21%	6.11%	6.33%	2.62%

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

### Asset allocation as of 30<sup>th</sup> April 2026

	Benchmark allocation %	Actual Fund allocation %
<b>Mercer Passive Aust. Listed Property Fund</b>	40.0	42.0
<b>Mercer Global Listed Property Fund</b>	20.0	22.0
<b>Mercer Global Listed Infrastructure Fund (H)</b>	20.0	22.0
<b>Mercer Australian Direct Property Fund</b>	20.0	14.0

**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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