

CFS Global Property Securities



Investment Option Profile - January 2024

	3 month (%)	6 month (%)	1 year (%) pa	3 years (%) pa	5 years (%) pa	10 years (%) pa	Since inception	Inception date	Fund size
Investments	12.62	-0.22	-3.48	0.38	0.87	5.07	4.78	Jun 2005	\$11.92m
Distribution Return	0.73	0.65	2.09	12.27	10.64	8.64	7.32		
Growth Return	11.88	-0.87	-5.57	-11.88	-9.77	-3.57	-2.54		
Personal Super	12.38	-0.68	-3.46	0.29	0.82	4.77	2.08	May 2007	\$33.24m
Retirement	12.59	-0.22	-3.48	0.37	0.86	5.07	2.37	May 2007	\$25.57m
Benchmark^	14.10	-0.53	-4.85	0.08	-0.87	4.33	4.63		

^ FTSE EPRA/NAREIT Dev ex Aus Rental Idx AUD Hdg Net (100%)

Past performance is not an indicator of future performance for this option or any other option available from Colonial First State.

Returns are calculated on a cumulative year-on-year basis which are then annualised. For funds that have been in existence for less than one year, the since inception performance is actual performance since inception and not annualised. Calculations are based on exit price to exit price with distributions reinvested, after ongoing fees and expenses but excluding individual tax, member fees and entry fees (if applicable).

Please refer to the PDS for full details of the applicable fees, costs, and benchmarks.

Investment objective

To provide capital growth and income from a diversified portfolio of global listed property investments. To outperform the FTSE EPRA/NAREIT Developed ex Australia Rental Index NTR, hedged to Australian dollars, over rolling threeyear periods before fees and taxes.

Investment strategy

To invest in a diversified portfolio of property securities. The investments are managed by a number of leading global property securities managers, which is designed to deliver more consistent returns with less risk than would be achieved if investing with a single investment manager. The portfolio aims to hedge currency risk.

Investment category

Global property and infrastructure securities

Minimum suggested timeframe

At least 7 years

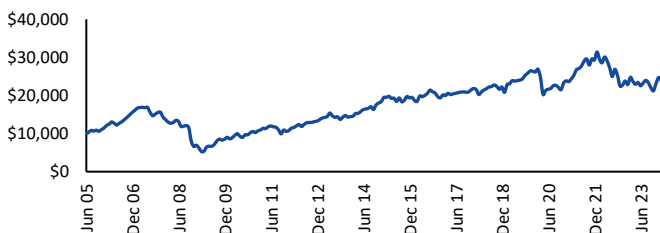
Portfolio holdings disclosure

The money in your investment option is invested across a range of assets. To see a full list of holdings for this option, please visit cfs.com.au/PHD

Investment ranges

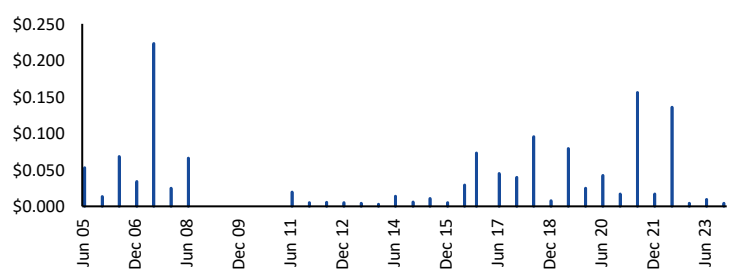
Asset class	Range	Benchmark
Cash	0% - 5%	0%
Global property securities	95% - 100%	100%

Performance chart (\$10,000 invested since inception)

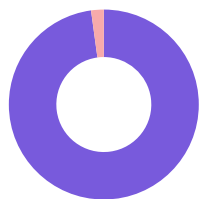


CFS Global Property Securities returns are calculated using exit price to exit price with distributions reinvested, net of management and transaction costs.

Distributions (dollars per unit)

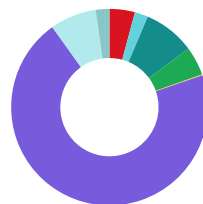


Asset allocation



Global Property Securities 97.84%
Cash 2.16%

Regional allocation



Asia 4.19%
Australia 2.19%
Europe 8.49%
Japan 4.72%
Latin America 0.16%
North America 70.39%
UK 7.62%
Cash, Futures & FX 2.25%

Disclaimer

Avanteos Investments Limited ABN 20 096 259 979, AFSL 245531 (AIL) is the trustee of the Colonial First State FirstChoice Superannuation Trust ABN 26 458 298 557 and issuer of FirstChoice range of super and pension products.

Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the responsible entity and issuer of products made available under FirstChoice Investments and FirstChoice Wholesale Investments.

The investment information in this option profile is historical, produced as at the date specified above. The information below (except performance and key data information) relates to the FirstChoice Investments option only. Information for other options in the FirstChoice product range will be different and is available at www.cfs.com.au or by calling us on 13 13 36. We may change asset allocation and securities within the option at any time. Past performance is not an indicator of future performance for this option or any other option available from AIL And CFSIL. This document may include general advice but does not take into account your individual objectives, financial situation, needs or tax circumstances. The Target Market Determinations (TMD) for our financial products can be found at www.cfs.com.au/tmd, which include a description of who a financial product might suit. You should read the relevant Product Disclosure Statement (PDS) and Financial Services Guide (FSG) carefully, assess whether the information is appropriate for you, and consider talking to a financial adviser before making an investment decision. You can get the PDS and FSG at www.cfs.com.au or by calling us on 13 13 36.

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Top 10 holdings as at 31 December 2023

Prologis Inc	6.84%
Equinix Inc	6.22%
Welltower Inc	4.78%
Digital Realty Trust Inc	4.10%
American Homes 4 Rent	2.59%
Public Storage	2.45%
Ventas Inc	2.30%
AvalonBay Communities Inc	2.07%
EastGroup Properties Inc	1.95%
Realty Income Corp	1.89%

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