

CFS Index Global Property Securities -



Class A

Investment Option Profile - March 2025

	3 month (%)	6 month (%)	1 year (%) pa	3 years (%) pa	5 years (%) pa	10 years (%) pa	Since inception	Inception date	Fund size
Mezzanine	0.91	-6.92	4.93				6.64	May 2023	\$6.03m
Distribution Return	0.00	1.25	4.18				3.91		
Growth Return	0.91	-8.17	0.75				2.73		
Benchmark^	0.77	-7.16	4.79				6.64		

^ 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 closely track the FTSE EPRA/NAREIT Developed ex Australia Rental Index NTR, hedged to Australian dollars, with the aim of generating returns (before taxes and fees and assuming income is reinvested) comparable to listed global property markets as measured by that benchmark over rolling oneyear periods.

Investment strategy

Detailed risk analysis is used to design a portfolio of shares which provides the greatest likelihood of matching the performance of the FTSE EPRA/NAREIT Developed Rental Index ex Australia rental index NTR, hedged to Australian dollars. This option aims to hedge currency risk.

Investment category

Global property and infrastructure securities

Minimum suggested timeframe

At least 7 years

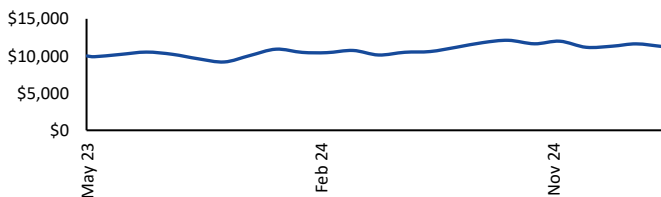
Portfolio holdings disclosure

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

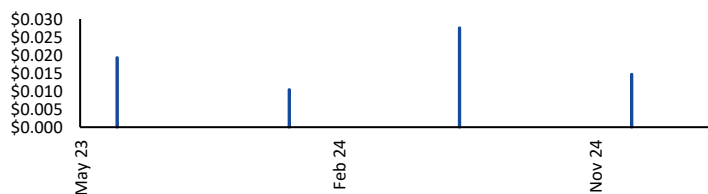
Asset class	Range	Benchmark
Cash	0% - 5%	0%
Global property securities	95% - 100%	100%

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

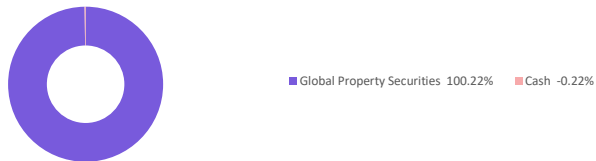


CFS Index Global Property Securities - Class A returns are calculated using exit price to exit price with distributions reinvested, net of management and transaction costs.

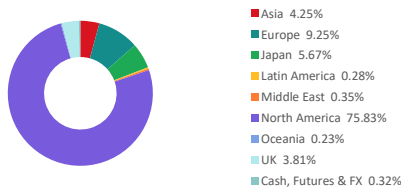
Distributions (dollars per unit)



Asset allocation



Regional allocation



Disclaimer

Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the responsible entity and issuer of Wholesale Mezzanine Investments. The investment information in this option profile is historical, produced as at the date specified above.

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 CFSIL.

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Top 10 holdings as at 28 February 2025

Prologis Inc	7.13%
Welltower Inc	5.89%
Equinix Inc	5.43%
Simon Property Group Inc	3.75%
Digital Realty Trust Inc	3.23%
Realty Income Corp	3.10%
Public Storage	2.99%
VICI Properties Inc	2.11%
AvalonBay Communities Inc	2.00%
Extra Space Storage Inc	1.99%

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