

SPDR® S&P®/ASX 200 Listed Property Fund

SLF

Fact Sheet
Equity

As of 30/09/2021

Key Features

- Relatively Low Cost¹
- Tradability
- Transparency of Performance
- Diversification²

¹ Frequent trading of ETFs could significantly increase commissions and other costs such that they may offset any savings from low fees or costs.

² Diversification does not protect against loss.

Fund Objective

The SPDR S&P/ASX 200 Listed Property Fund seeks to closely track, before fees and expenses, the returns of the S&P/ASX 200 A-REIT Index.

Index Description

A sector subindex of the S&P/ASX 200, this index tracks the performance of Australian real estate investment trusts (A-REITs) and mortgage REITs.

Fund Information

Bloomberg Code	SLF AU
Iress Code	SLF.AXW
Inception Date	15/02/2002
Index Ticker	ASA5PROP

Key Facts

ASX Ticker	SLF
Intraday NAV	YSLF
Management Costs	0.4%
Investment Manager	State Street Global Advisors, Australia, Limited ABN 42 003 914 225
Responsible Entity	State Street Global Advisors, Australia Services Limited ABN 16 108 671 441
Distribution Frequency	Quarterly

Performance

Total Return	Fund (%)	Index (%)
1 Month	-2.19	-2.18
3 Month	4.13	4.24
6 Month	14.85	15.14
1 Year	29.26	29.85
3 Year p.a.	8.28	8.57
5 Year p.a.	6.79	7.10
Since Inception p.a.	6.55	6.79

Source: SSGA, as at 30 September 2021

Past performance is not a reliable indicator of future performance.

Performance returns are calculated in Australian Dollars and periods of less than one year are not annualised. Returns do not reflect the brokerage fees or the bid/ask spread that investors pay to buy and sell ETF securities on the Australian Securities Exchange. Investment return and principal value will fluctuate, so you may have a gain or loss when units are sold. Current performance may be higher or lower than that quoted. Performance returns have been calculated based on changes in the daily net asset value of the funds (rather than the last quoted price) and are shown net of fees. Currently no Distribution Reinvestment Program is in place for the SPDR S&P/ASX Listed Property Fund. Total Returns reflect combined capital and income performance and assumes immediate reinvestment of distributions. It is provided only for comparison purposes to the S&P/ASX 200 A-REIT Accumulation Index. The SPDR S&P/ASX Listed Property Fund distributes quarterly. The index returns are unmanaged and do not reflect the deduction of any fees or expenses. The index returns reflect all items of income, gain and loss and the reinvestment of dividends and other income. In the factsheets prior to July 2016 the published 'Since Inception' performance figure was calculated from month end.

Characteristics

Number of Holdings	22
Dividend Yield	3.67%
Price/Earnings Ratio FY1	19.57
Price/Book	1.27
Hist 3 Year EPS Growth	4.42%
Return on Equity	11.12%

Top 10 Holdings	Weight (%)
GOODMAN GROUP	26.90
SCENTRE GROUP	11.45
MIRVAC GROUP	8.70
DEXUS/AU	8.57
STOCKLAND	7.89
GPT GROUP	7.17
CHARTER HALL GROUP	5.90
VICINITY CENTRES	4.77
SHOPPING CENTRES AUSTRALASIA	2.15
CHARTER HALL LONG WALE REIT	2.10

Sub-Industry Breakdown	Weight (%)
Diversified REITs	35.23
Industrial REITs	28.37
Retail REITs	23.68
Office REITs	9.43
Specialized REITs	1.85
Residential REITs	1.44

Source: SSGA, as at 30 September 2021

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and may trade at prices above or below the ETF's net asset value. ETFs typically invest by sampling an index, holding a range of securities that, in the aggregate, approximates the full index in terms of key risk factors and other characteristics. This may cause the fund to experience tracking errors relative to performance of the index. Brokerage commissions and ETF expenses will reduce returns.

Risks associated with equity investing include stock values which may fluctuate in response to the activities of individual companies and general market and economic conditions.

Companies with large market capitalizations go in and out of favor based on market and economic conditions. Larger companies tend to be less volatile than companies with smaller market capitalizations. In exchange for this potentially lower risk, the value of the security may not rise as much as companies with smaller market capitalizations.

Investing involves risk including the risk of loss of principal. Diversification does not ensure a profit or guarantee against loss. Sector ETF products are also subject to sector risk and non-

diversification risk, which generally results in greater price fluctuations than the overall market.

Investing in REITs involves certain distinct risks in addition to those risks associated with investing in the real estate industry in general. Equity REITs may be affected by changes in the value of the underlying property owned by the REITs, while mortgage REITs may be affected by the quality of credit extended. REITs are subject to heavy cash flow dependency, default by borrowers and self-liquidation. REITs, especially mortgage REITs, are also subject to interest rate risk (i.e., as interest rates rise, the value of the REIT may decline).

There are risks associated with investing in Real Assets and the Real Assets sector, including real estate, precious metals and natural resources. Investments can be significantly affected by events relating to these industries. Investing involves risk including the risk of loss of principal. Diversification does not ensure a profit or guarantee against loss. Sector ETF products are also subject to sector risk and non-diversification risk, which generally results in greater price

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Date of First Use: October 2021
Expiration Date: 20/01/2022
ETF-SLF