

# State Street Australian Listed Property Index Trust

## Fund Objective

The State Street Australian Listed Property Index Trust ('the Fund') seeks an investment return that approximates as closely as practicable, before expenses, the performance of the S&P/ASX 200 A-REIT Index.

## Investment Strategy

The S&P/ASX 200 A-REIT Index ("the Index") represents the largest listed property trusts in Australia. In managing the Fund, we will attempt to hold each stock in approximately the same weight as it appears in the Index. The Fund is suitable for investors seeking moderate capital growth and relatively high yield, over the long term.

## Fund Information

APIR	SST0007AU
ARSN	089 590 134
ISIN	AU60SST00076

## Fund Facts

Benchmark	S&P/ASX 200 A-REIT Index
Structure	Trust
Domicile	Australia
Currency	AUD
Inception Date	28 February 1998
Investment Style	Index
Management Costs (p.a.)	0.16%
Buy / Sell Spread	0.06%/0.06%
Minimum Initial Investment	AUD 25,000
Pricing	Daily
Distribution Frequency	Semi-Annually

Fact Sheet

31 October 2025

## Equity

## Performance

	Fund (Gross)	Fund (Net)	Benchmark	Difference (Net)
1 Month (%)	0.58	0.56	0.58	-0.02
3 Months (%)	1.84	1.80	1.83	-0.03
1 Year (%)	7.44	7.27	7.40	-0.13
3 Years (% p.a.)	16.38	16.20	16.35	-0.16
5 Years (% p.a.)	12.14	11.96	12.12	-0.16
Since Inception (% p.a.)	7.33	7.16	7.16	0.00

Past performance is not a reliable indicator of future performance. Performance returns for periods of less than one year are not annualised. The performance figures contained herein reflect Total Returns and are provided on a net and gross of fees basis. Performance figures are calculated using end-of-month exit prices except for the 'Since Inception' return which is calculated using NAV prices for the pre 1 January 2010 period, and end-of-month exit prices thereafter, assume the reinvestment of distributions and make no allowance for tax. Net performance figures are after management and transaction costs. Gross performance figures are before management costs but after transaction costs. Index returns reflect capital gains and losses, income, and the reinvestment of dividends. Index returns are unmanaged and do not reflect the deduction of any fees or expenses. The calculation method for the value added returns may show rounding differences.

Source: State Street Investment Management, as at 31 October 2025.

## Tracking Error (ex-Post)

	Fund (Gross)
3 Years (% p.a.)	0.08
5 Years (% p.a.)	0.09
Since Inception (% p.a.)	0.48

Tracking error measures the volatility of the difference between the returns of a fund and its associated benchmark. A larger tracking error means that the fund's return has historically deviated from the benchmark significantly, a smaller tracking error means the fund's return has historically been closer to the benchmark. Tracking error is calculated gross of fees.

Source: State Street Investment Management, as at 31 October 2025.

Top 10 Holdings		
	Fund (%)	Benchmark (%)
GOODMAN GROUP	37.89	37.90
SCENTRE GROUP	11.97	11.97
STOCKLAND	8.58	8.55
CHARTER HALL GROUP	5.99	6.00
GPT GROUP	5.79	5.80
VICINITY CENTRES	5.55	5.52
MIRVAC GROUP	5.12	5.13
DEXUS/AU	4.42	4.42
NATIONAL STORAGE REIT	1.80	1.81
REGION GROUP	1.59	1.60

Note: The securities included in the Fund and their weightings can change at any time.

Industry Allocation		
	Fund (%)	Benchmark (%)
Industrial REITs	38.96	38.96
Diversified REITs	28.14	28.15
Retail REITs	23.96	23.93
Office REITs	4.42	4.42
Specialized REITs	3.23	3.24
Residential REITs	1.29	1.29
<b>Total</b>	<b>100.00</b>	<b>100.00</b>

Source: State Street Investment Management, as at 31 October 2025.  
Excludes cash and equivalents.

## statestreet.com/im

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professional advice and consider the product disclosure statement, available at [www.statestreet.com/im/au](https://www.statestreet.com/im/au), before deciding whether to acquire or continue to hold units in the Fund. The Target Market Determination is also available at [www.statestreet.com/im/au](https://www.statestreet.com/im/au). Investing involves risk including the risk of loss of principal. 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. 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. 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). Characteristics presented are calculated using the month end market value of holdings, except for beta and standard deviation, if shown, which use month end return values. Averages reflect the market weight of securities in the portfolio. Market data, prices, and dividend estimates for characteristics calculations provided by FactSet Research Systems, Inc. All other portfolio data provided by SSGA. Characteristics are as of the date indicated, are subject to change, and should not be relied upon as current thereafter. Top Ten holdings and sectors shown are as of the date indicated and are subject to change. This material should not be considered a solicitation to apply for interests in the Fund and investors should obtain independent financial and other professional advice before making investment decisions. There is no representation or warranty as to the current accuracy of, nor liability for, decisions based on such information. This information should not be considered a recommendation to invest in a particular sector or to buy or sell any security shown. It is not known whether the sectors or securities shown will be profitable in the

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