


Macquarie Global Listed Real Estate Fund

(previously AMP Capital Global Property Securities Fund)

Fact sheet | 31 May 2025

Fund facts	
Sector	International property
Tax aware level	 Tax Enhanced
Inception date	1 May 2008
Fund code	UF05A
Generation Life APIR code	ALL0021AU
Investment management costs¹	1.00% p.a.
Buy/sell spread	0.20%/0.15%
Suggested minimum investment period	5 Years
Risk level	6 - High
Reference underlying strategy APIR code	AMP0974AU

Investment management notes

Investment option name will change to Macquarie Global Listed Real Estate Fund effective 26 April 2022.

Notes

¹ Investment management costs include investment manager's fees, estimated investment expense recoveries and other indirect costs as a percentage of the total average assets of the investment option based on latest available information, but excludes investment performance fee costs that may be charged or incurred by the investment manager and exclude indirect transaction and operational costs (refer to the Product Disclosure Statement for further information about fees and costs).

² Past performance is not an indicator of future performance.

³ The administration fee is deducted directly from the investment option before unit prices are declared.

Investment objective

Aims to provide total returns (income and capital growth) after investment costs and before tax, above the FTSE EPRA/NAREIT Developed Index Hedged in AUD Net Total Return Index on a rolling three-year basis.

Investment approach

Provides exposure to a diversified portfolio of global listed real estate, primarily real estate investment trusts that are listed, or about to be listed, on exchanges globally, focussing on investments in Europe, the Americas and the Asia Pacific. The fund may also invest in other regions. The manager combines a stock specific (bottom-up) selection process, which has a strong focus on a valuation-based stock selection methodology, with a secondary consideration of macroeconomic (top-down) factors. It seeks to identify and capitalise on investment opportunities through an integrated approach to security-level analysis and macro themes impacting real estate markets. The manager believes that real estate securities supported by a sustainable, well governed, business model and high-quality assets will outperform over the long term. The fund's exposure to international assets is hedged back to Australian dollars.

About the investment manager

Macquarie Investment Management Global Limited forms part of Macquarie Asset Management, which is Macquarie Group's asset management business. Macquarie Asset Management is an integrated asset manager across public and private markets offering a diverse range of capabilities including real assets, real estate, credit, and equities and multi-asset.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	2.30	2.25
3 months	-0.20	-0.35
6 months	-2.96	-3.26
1 year	6.94	6.34
3 years p.a.	-0.76	-1.36
5 years p.a.	3.65	3.05
Since inception p.a.	2.77	2.17

Macquarie Global Listed Real Estate Fund

(previously AMP Capital Global Property Securities Fund)

Fact sheet | 31 May 2025

Investment guidelines

	Range
Cash	0-10%
Listed property	90-100%

Actual asset allocation⁴

	%
Australian property	7.96
Global property	92.04
Total	100.00

Notes

⁴ Asset allocations are updated quarterly. Generation Life's actual asset allocation categories may differ from the Investment Guidelines set by underlying managers who may use separate and distinct asset allocation classifications and measurement standards to define their investment universe.

Investor services

Phone 1800 806 362
Email enquiry@genlife.com.au

Adviser services

Phone 1800 333 657
Email advisers@genlife.com.au

Generation Life Limited (Generation Life) AFSL 225408 ABN 68 092 843 902 is the product issuer. The information provided is general in nature and does not consider the investment objectives, financial situation or needs of any individual and is not intended to constitute personal financial advice. The product's Product Disclosure Statement and Target Market Determination are available at www.genlife.com.au and should be considered in deciding whether to acquire, hold or dispose of the product. Professional financial advice is recommended. Generation Life excludes, to the maximum extent permitted by law, any liability (including negligence) that might arise from this information or any reliance on it. Generation Life does not make any guarantee or representation as to any particular level of investment returns. Past performance is not an indication of future performance. Returns are net of fund taxes, management fees and other operating expenses (if applicable) and are based on the unit prices for the quoted periods and exclude the effect of any investor specific transactions such as transaction costs, stamp duty and management fee rebates. Returns are not annualised for periods of less than one year.