iShares Wholesale Australian Listed Property Index Fund

Fact sheet | 31 July 2025

Fund facts	
Sector	Australian property
Tax aware level	Tax Enhanced
Inception date	1 May 2008
Fund code	UF12B
Generation Life APIR code	ALL0026AU
Investment management cost[1]	0.09% p.a.
Buy/sell spread	0.05%/0.05%
Suggested minimum investment period	5 Years
Risk level	6 – High
Reference underlying strategy APIR code	BGL0052AU

Recent investment management history

Investment option name changed from Vanguard Australian Property Securities Index Fund effective 4 December 2017.

Investment manager changed from Vanguard Investments to BlackRock Investment Management (Australia) Limited on 4 December 2017.

Investment objective

Aims to provide investors with the performance of the market, before fees and tax, as measured by the S&P/ASX 300 A-REIT Index.

Investment approach

To closely track the risk characteristics of the index, while minimising transaction costs. Will hold all of the securities in the index (most of the time), allowing for individual security weightings to vary marginally from the index from time to time.

About the investment manager

BlackRock Investment Management (Australia) Limited (BlackRock) is a part of the BlackRock group, a global leader in investment management, risk management and advisory services for institutional and retail clients. BlackRock's purpose is to help more and more people experience financial well-being. As a fiduciary to investors and a leading provider of financial technology, we help millions of people build savings that serve them throughout their lives by making investing easier and more affordable.

iShares unlocks opportunity across markets to meet the evolving needs of investors. With more than twenty years of experience, a global lineup of over 1,500 exchange traded funds (ETFs) and US$4.2 trillion in assets under management as of 1 December 2024, iShares continues to drive progress for the financial industry. iShares funds are powered by the expert portfolio and risk management of BlackRock

Performance (after tax and fees)[2]

	Performance % (before administration fee)	Performance % (after administration fee)[3]
1 month	2.53	2.48
3 months	8.21	8.06
6 months	3.56	3.26
1 year	7.70	7.10
3 years p.a.	9.11	8.51
5 years p.a.	9.61	9.01
Since inception p.a.	4.64	4.04

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 futher 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.

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Investment guidelines

	Range
Australian property	100%

Actual asset allocation[4]

	%
Australian property	100.00
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

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