


Macquarie Global Listed Real Estate Fund

Fact sheet | 31 December 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 changed to Macquarie Global Listed Real Estate Fund effective 26 April 2022.

Notes

- 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).
- Past performance is not an indicator of future performance.
- 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	-0.96	-1.01
3 months	0.24	0.09
6 months	3.52	3.22
1 year	6.12	5.52
3 years p.a.	4.69	4.09
5 years p.a.	2.04	1.44
Since inception p.a.	2.89	2.29

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Investment guidelines

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

Actual asset allocation⁴

	%
Cash	1.88
Global property	98.12
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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