

Nomura Global Listed Real Estate Fund

Fact sheet | 28 February 2026

Fund facts	
Sector	Property - International
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 Nomura Global Listed Real Estate Fund effective 26 February 2026.

Investment Manager changed from Macquarie Investment Management Global Limited to Nomura Investment Management Advisers effective 26 February 2026.

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 Australia Limited, as the responsible entity of the Nomura Global Listed Real Estate Fund, has appointed Nomura Investment Management Advisers, a series of Nomura Investment Management Business Trust (Investment Manager), as investment manager of the fund. The Investment Manager is an SEC-registered US investment adviser, established in 1929 and primarily based in Philadelphia, Pennsylvania, which operates in Australia as an authorised representative of Nomura Asset Management Australia Pty Limited. It forms part of the Nomura Group, a financial services group with an integrated global network. Nomura services the needs of individuals, institutions, corporates and governments through its four business divisions: Wealth Management, Investment Management, Wholesale (Global Markets and Investment Banking) and Banking.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	6.48	6.43
3 months	7.04	6.89
6 months	8.73	8.43
1 year	11.81	11.21
3 years p.a.	6.31	5.71
5 years p.a.	3.30	2.70
Since inception p.a.	3.31	2.71

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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

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

Adviser services

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

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