

Investment Option Profile - December 2024

	3 month (%)	6 month (%)	1 year (%) pa	3 years (%) pa	5 years (%) pa	10 years (%) pa	Since inception	Inception date	Fund size
Mezzanine	-5.99	7.47	18.34				18.30	May 2023	\$1.74m
Distribution Return	2.70	3.09	7.50				10.17		
Growth Return	-8.70	4.38	10.84				8.13		
Benchmark^	-6.04	7.55	18.50				17.93		

^ S&P/ASX 200 A-REIT Accumulation Index (100%)
Past performance is not an indicator of future performance for this option or any other option available from Colonial First State.

Returns are calculated on a cumulative year-on-year basis which are then annualised. For funds that have been in existence for less than one year, the since inception performance is actual performance since inception and not annualised. Calculations are based on exit price to exit price with distributions reinvested, after ongoing fees and expenses but excluding individual tax, member fees and entry fees (if applicable). Please refer to the PDS for full details of the applicable fees, costs, and benchmarks.

Investment objective

To closely track the S&P/ASX 200 A-REIT Accumulation Index with the aim of generating returns (before taxes and fees and assuming income is reinvested) comparable to the listed property sector of the Australian sharemarket, as measured by that benchmark over rolling one-year periods.

Investment strategy

Detailed risk analysis is used to design a portfolio of property securities which provides the greatest likelihood of matching the performance of the S&P/ASX 200 A-REIT Accumulation Index. All securities in this option are maintained within a very close margin to their weight in the index. The option predominantly invests in Australian property securities and therefore does not hedge currency risk.

Investment category

Australian property and infrastructure securities

Minimum suggested timeframe

At least 7 years

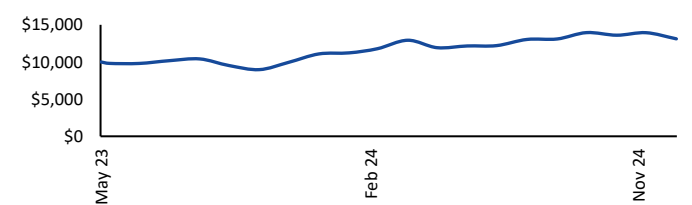
Portfolio holdings disclosure

The money in your investment option is invested across a range of assets. To see a full list of holdings for this option, please visit cfs.com.au/PHD

Investment ranges

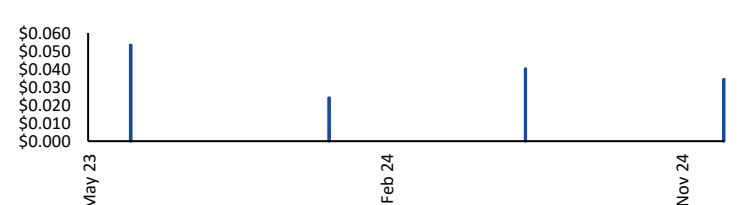
Asset class	Range	Benchmark
Cash	0% - 5%	0%
Property securities	95% - 100%	100%

Performance chart (\$10,000 invested since inception)



CFS Index Property Securities - Class A returns are calculated using exit price to exit price with distributions reinvested, net of management and transaction costs.

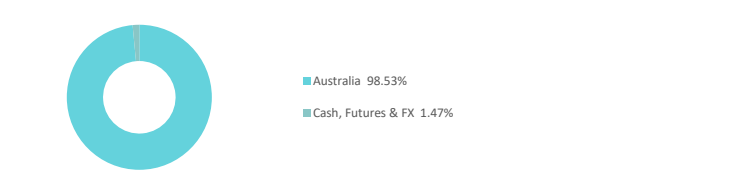
Distributions (dollars per unit)



Asset allocation



Regional allocation



Disclaimer

Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the responsible entity and issuer of Wholesale Mezzanine Investments. The investment information in this option profile is historical, produced as at the date specified above.

We may change asset allocation and securities within the option at any time. Past performance is not an indicator of future performance for this option or any other option available from CFSIL.

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CFS Index Property Securities - Class A



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Top 10 holdings as at 30 November 2024

Goodman Group	40.58%
Scentre Group	11.71%
Stockland	7.63%
GPT Group/The	5.58%
Mirvac Group	5.22%
Vicinity Ltd	5.12%
Dexus	4.79%
Charter Hall Group	4.55%
National Storage REIT	2.09%
Charter Hall Long Wale REIT	1.64%

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