CFS Index Property Securities

Colonial First State

Investment Option Profile - March 2024

	3 month (%)	6 month (%)	1 year (%) pa	3 years (%) pa	5 years (%) pa	10 years (%) pa	Since inception	Inception date	Fund size
Investments	16.59	35.72	36.06	11.10	6.16	10.21	5.74	Jul 2004	$133.70m
Distribution Return	0.57	4.05	14.90	8.95	6.50	5.71	7.10		
Growth Return	16.02	31.67	21.16	2.14	-0.34	4.50	-1.37		
Personal Super	14.67	31.20	31.58	9.89	5.62	9.23	5.13	Jul 2004	$472.92m
Retirement	16.59	35.70	36.20	11.16	6.20	10.26	5.74	Jul 2004	$411.56m
Benchmark^	16.75	36.08	36.58	11.43	6.44	10.51	5.86		

^ 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

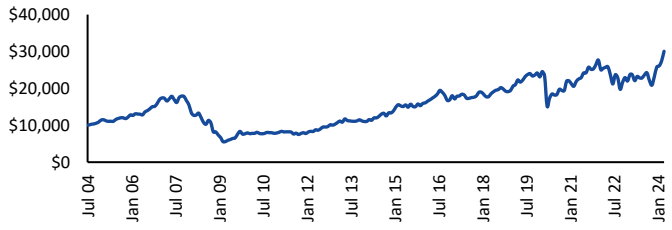
Portfolio holdings disclosure

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

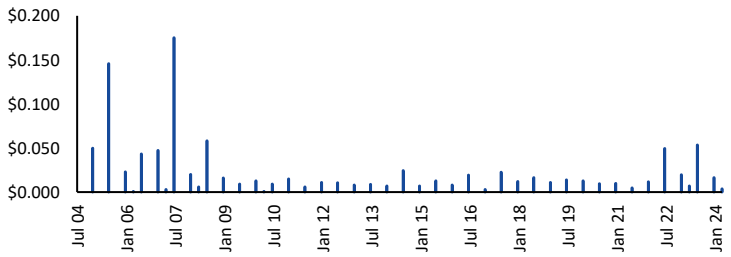
Asset class	Range	Benchmark
Cash	0% - 5%	0%
Property securities	95% - 100%	100%

Performance chart ($10,000 invested since inception)

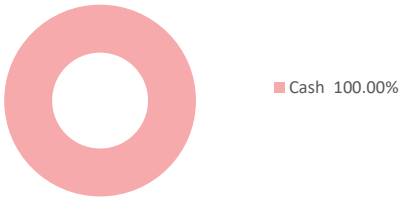


CFS Index Property Securities returns are calculated using exit price to exit price with distributions reinvested, net of management and transaction costs.

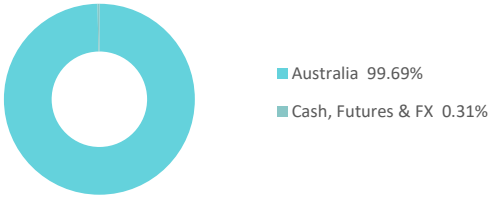
Distributions (dollars per unit)



Asset allocation



Regional allocation



Disclaimer

Avanteos Investments Limited ABN 20 096 259 979, AFSL 245531 (AIL) is the trustee of the Colonial First State FirstChoice Superannuation Trust ABN 26 458 298 557 and issuer of FirstChoice range of super and pension products.

Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the responsible entity and issuer of products made available under FirstChoice Investments and FirstChoice Wholesale Investments.

The investment information in this option profile is historical, produced as at the date specified above. The information below (except performance and key data information) relates to the FirstChoice Investments option only. Information for other options in the FirstChoice product range will be different and is available at www.cfs.com.au or by calling us on 13 13 36. 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 AIL And CFSIL. This document may include general advice but does not take into account your individual objectives, financial situation, needs or tax circumstances. The Target Market Determinations (TMD) for our financial products can be found at www.cfs.com.au/tmd, which include a description of who a financial product might suit. You should read the relevant Product Disclosure Statement (PDS) and Financial Services Guide (FSG) carefully, assess whether the information is appropriate for you, and consider talking to a financial adviser before making an investment decision. You can get the PDS and FSG at www.cfs.com.au or by calling us on 13 13 36.

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Top 10 holdings as at 29 February 2024

Goodman Group	36.42%
Scentre Group	11.36%
Stockland	7.54%
Mirvac Group	6.05%
GPT Group/The	5.86%
Dexus	5.57%
Vicinity Ltd	5.28%
Charter Hall Group	4.17%
National Storage REIT	2.01%
Region RE Ltd	1.80%

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