

FUTURITY SECTORAL INDEXED – PROPERTY
(Vanguard Australian Property Securities Index Fund)

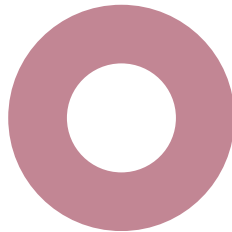
Fund Code	SP5
Futurity APIR Code	FIG1128AU
Category	Sector
Investment Style	Passive
UMF PDS available at	vanguard.com.au

Inception date	11 June 2020
Total Management Fee¹	0.86%
Buy/Sell Spread	0.06% / 0.06%
Underlying strategy APIR code	VAN0004AU
Suggested Minimum Investment Time²	Seven years

Asset Allocation

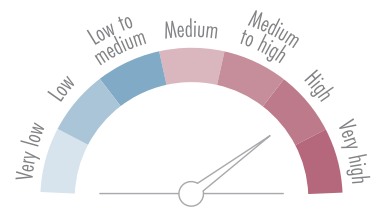
■ Listed Property

100.0%



Investment Risk Rating*

High – 6



Investment Objective, Strategy and Benchmark

To track (before fees and tax) the Investment Option's Performance Benchmark – S&P/ASX 300 A-REIT Index. It may invest into one or multiple UMFs and/or directly invest in Authorised Investments to have a diverse indexed portfolio of predominately Australian Property Investments.

¹ Total Management Fees is provided on an after-taxation basis and comprised of the Futurity Management Fees and UMF Investment Fees (includes the estimated UMF indirect costs) – see 'Fees and Other Costs' – Part A of PDS.

² Longer investment timeframes maximise the benefits of investment compounding, especially for medium and higher taxed investors doing this under an Education Bond's Tax-Paid investment structure. Education Bonds also have an 'Investment Bond 10-Year Advantage' meaning the benefits of Tax-Free access to your Bond after 10 years from its Commencement Date, subject to certain conditions as explained in Part A of our PDS.

* Performance is measured by Investment Option price movements (after Tax and Management fees). It is quoted using the sell (exit) price and is net of all portfolio taxes, management fees, and fund expenses, however does not take into account any stamp duty, transaction costs and management fee rebates. Past performance is not a reliable indicator of future performance.

ABOUT THE INVESTMENT MANAGER

Vanguard

Vanguard Investments Australia Ltd ("Vanguard") is a wholly owned subsidiary of The Vanguard Group, Inc. The Vanguard Group, Inc. is one of the world's largest global investment management companies, with more than AUD \$10.5 trillion in assets under management as of 31 May 2022. In Australia, Vanguard has been serving financial advisers, retail clients and institutional investors for more than 25 years.



PERFORMANCE HISTORY

Futurity Sectoral Indexed – Property at 31 December 2024³

1 Mth	3 Mths	6 Mths	1 Yr	2 Yrs	3 Yrs	4 Yrs
-4.50%	-4.90%	5.66%	13.03%	12.00%	1.65%	5.51%

³ Other costs relating to the operation of the Investment Option can be charged directly to the Investment Option or reimbursed to Futurity if paid by the Management Fund e.g. acquisition, disposal, valuation and transaction costs, such as brokerage, state duty, insurance, custody, as well as auditor, actuary and legal fees. They are reflected in the Unit Price and capped to a maximum of 0.1% pa, with any excess absorbed by the Management Fund.



GENERAL MARKET UPDATE

Over the December 2024 quarter, investment markets have been driven by central bank interest rate adjustments, persistent inflation trends, rising bond yields, mixed equity market performance, economic indicators showing contraction, and political tensions impacting investor sentiment.

The December 2024 quarter saw mixed performances in global markets. Global equities rose, with the MSCI World index up 1.9% hedged to AUD and 12.1% unhedged to AUD, while emerging market equities rose by 3.0%.

Developed market bond yields increased, reflecting a shift in investor sentiment. The Federal Reserve's slower-than-expected rate-cutting cycle and political tensions in the U.S. contributed to market volatility.

In the U.S., 10-year Treasury yields rose to near 4.6%, nearing their annual peak. Rising yields negatively impacted bond

performance, particularly long-duration U.S. Treasuries, which saw a sharp decline.

Central banks made several policy adjustments: the Federal Reserve reduced its policy rate by 25 basis points to 4.5%, the European Central Bank cut its rate to 3%, and the Bank of Canada reduced its rate by 50 basis points to 3.25%. The Reserve Bank of Australia maintained its cash rate at 4.35%.

Australian equities fell by 0.8%, with the S&P/ASX 300 Accumulation Index lagging the S&P 500.

The Australian dollar depreciated against the U.S. dollar, with the AUD/USD ending the quarter 0.62. The Judo Bank Australia Manufacturing PMI indicated continued contraction, and consumer confidence declined.

STAY IN TOUCH

A copy of the PDS is available on the website. We also have a range of information on our website for you to access including:

- Cost of education calculator
- Financial Adviser calculator
- Market Insights

You can also subscribe to stay informed with Insights, market research and business news.

CONTACT US

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This information is current as at December 2024.

INV018 V11_20250115