

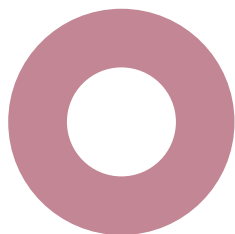
FUTURITY SECTORAL INDEXED – PROPERTY (Vanguard Australian Property Securities Index Fund)

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

Asset Allocation

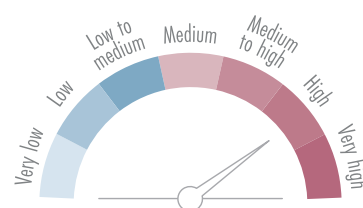
■ Listed Property

100.0%



Inception date	11 June 2020
Total Management Fee ¹	0.86%
Buy/Sell Spread	0.06% / 0.06%
Underlying strategy APIR code	VAN0004AU
Suggested Minimum Investment Time ²	Seven years

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 30 June 2025³

1 Mth	3 Mths	6 Mths	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
1.23%	9.53%	3.55%	9.40%	12.72%	10.01%	4.70%	8.14%

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

Global equity markets rose in June 2025 despite geopolitical tensions and fiscal uncertainties. The MSCI World ex Australia rose 4.3% for the month, driven by US mega-cap and AI stocks. The S&P500 hit a record high, while emerging markets also rallied. Fiscal expansion in the US and Europe, alongside expectations of interest rate cuts, supported investor sentiment.

Australian equities posted solid gains, with the ASX200 up 1.4% in June and 9.5% for the quarter. Despite weak GDP growth, easing inflation and strong labour market indicators bolstered expectations of RBA interest rate cuts. The banking sector, led by CBA, rallied sharply, supported by global allocations and benchmark risk management. Energy and diversified financials outperformed, while consumer staples underperformed. AREITs rebounded strongly.

Emerging markets rose 6% in June 2025, led by South Korea and Taiwan. China showed signs of stabilisation, though property sector weakness and deflationary pressures persist.

Bond yields fluctuated amid fiscal concerns and tariff risks. US inflation eased, prompting dovish signals from some Federal Reserve members. The European Central Bank cut rates again, while the Bank of England held steady amid stagflation risks. Australian yields remained stable, with markets pricing in further interest rate cuts.

Commodities were volatile; oil spiked on Middle East conflict but settled post-ceasefire. Gold and copper rose, while iron ore declined. The USD weakened significantly, boosting the AUD, which ended June at 65.8 cents.

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

W: [futurityinvest.com](https://www.futurityinvest.com)

P: 1300 345 456

H: 9am to 5.00pm (Mon–Fri) Melbourne time

E: advisercare@futurityinvest.com

FOLLOW US ON LINKEDIN, FACEBOOK AND INSTAGRAM



Futurity Investment Group Limited ABN 21 087 648 879, AFSL 236665 (Futurity) is the product issuer of Futurity's Education Bonds (Education Bonds).

This document has been prepared for the purpose of providing general information, without taking account of any individual's objectives, financial situation or needs. Before making any investment decision (including switching between Investment Options), personal circumstances need to be considered.

It is important that prospective or existing Bond Owners read the relevant Combined Financial Services and Product Disclosure Statement (PDS) (available on our website www.futurityinvest.com or by calling us on 1300 345 456) before deciding to acquire, to switch between Investment Options or dispose of Education Bonds.

The licensed financial adviser remains responsible for any advice/services provided to clients including making their own inquiries and ensuring advice/services are appropriate and in accordance with all legal requirements. Therefore, any advice/services must not be attributed to Futurity or in any way suggest that Futurity is the author of the advice/services. Any representations or statements made beyond those stated in the PDS are expressly disclaimed.

Neither Futurity nor any of the underlying fund managers guarantee (whether expressly or impliedly) the repayment of capital or the performance of the Education Bond or any individual Investment Option. The Investment Options are subject to investment and market risks, which could include delays in repayment and loss of earnings and capital invested.

This information may not be copied, reproduced or redistributed without the express consent of Futurity. While the content is believed to be accurate, it may be subject to change without notice. Futurity does not warrant or represent that it is free from errors or omissions or that it is suitable for any particular person's intended use.

This information is current as at June 2025.

INV018 V13_20250715