

Additional Information Booklet

First Sentier Global Property
Securities Fund (Hedged and
Unhedged Class)

Issue Date: 10 November 2025

Issued by: The Trust Company (RE Services) Limited
ABN 45 003 278 831 AFSL 235150

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IMPORTANT INFORMATION

This Additional Information Booklet (**AIB**) is issued by The Trust Company (RE Services) Limited ABN 45 003 278 831, AFSL 235150 (**Responsible Entity**) as responsible entity for the First Sentier Global Property Securities Fund, ARSN: 634 637 586 (**Hedged Class**, APIR: PIM2485AU and **Unhedged Class**, APIR: PIM7001AU) (**Fund**). The information in this AIB forms part of the Product Disclosure Statement (**PDS**) dated 10 November 2025 for the Fund.

You should read the information in this AIB together with the PDS before making a decision to invest in the Fund. Unless otherwise stated, terms defined in the PDS have the same meaning in this AIB.

First Sentier Investors (Australia) IM Ltd ABN 89 114 194 311, AFSL 289017 has been appointed by the Responsible Entity as the investment manager of the Fund (**Investment Manager**) and is a member of the First Sentier Group.

First Sentier Group is ultimately owned by Mitsubishi UFJ Financial Group, Inc. (**MUFG**), one of the world's largest financial services companies.

The Responsible Entity consents to the use of the PDS, AIB and Target Market Determination (**TMD**) by investor directed portfolio services (**IDPS**), IDPS-like scheme, a nominee or custody service or any other trading platform authorised by the Responsible Entity (collectively, **Service**). The Responsible Entity may update this AIB in accordance with the constitution (**Constitution**) of the Fund and the law.

CONTACT DETAILS

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Investor Services

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The information provided in this AIB is general information and does not take account of your personal financial situation or needs. You should obtain financial advice tailored to your personal circumstances.

All times quoted in this AIB are Sydney time (unless otherwise specified). A business day is a day other than a Saturday, Sunday or public holiday, on which banks are open for general banking business in New South Wales (**Business Day**). The information in the PDS, this AIB and TMD for the Fund is up to date at the time it was issued. However, some information may change from time to time. Information that is not materially adverse to investors may be updated via the Investment Manager's website at www.firstsentierinvestors.com.au without notice. You can obtain a copy of updated information, the PDS, AIB or TMD free of charge from the Investment Manager's website or by contacting the Investment Manager or the operator of the relevant Service (**Service Operator**) to request a paper copy. If a change is considered materially adverse, the Responsible Entity will provide notice (which will also be available via the Investment Manager's website) and issue a replacement PDS or AIB (as applicable). You should keep a copy of this AIB and any updates to it for your reference.

1. How the Fund works

Constitution

The operation of the Fund is governed by the Constitution, which together with the *Corporations Act 2001* (Cth) (**Corporations Act**), sets out the rights, liabilities and obligations of both unitholders and the Responsible Entity.

A copy of the Constitution may be obtained free of charge by contacting the Responsible Entity or the Investment Manager.

Compliance Plan

In accordance with the Corporations Act, a Compliance Plan has been prepared for the Fund and lodged with the Australian Securities and Investments Commission (**ASIC**). The Compliance Plan outlines the measures the Responsible Entity will apply in operating the Fund to ensure that the Fund is compliant with the Constitution and the Corporations Act.

An external auditor undertakes a review of the Compliance Plan and the Responsible Entity's compliance with it on an annual basis as required under the Corporations Act.

The Responsible Entity

The Responsible Entity is a wholly owned subsidiary of Perpetual Limited ABN 86 000 431 827 (**Perpetual**), and a part of the Perpetual Group (comprising Perpetual Limited and its subsidiaries, including the Responsible Entity) which has been in operation for over 135 years. Perpetual is an Australian public company that has been listed on the Australian Securities Exchange for over 55 years.

The Investment Manager

First Sentier Investors (Australia) IM Ltd has been appointed as the Investment Manager of the Fund pursuant to an Investment Management Agreement (**IMA**). The Investment Manager is part of the First Sentier Group.

About First Sentier Group

First Sentier Group is a global asset management organisation that brings together affiliate investment teams to deliver meaningful investment outcomes for our clients. First Sentier Group manages assets across global and regional equities, cash and fixed income, listed and direct infrastructure, listed property securities, and alternative credit.

First Sentier Group is home to distinct affiliate investment teams including AlbaCore Capital Group, First Sentier Investors, FSSA Investment Managers, Igneo Infrastructure Partners, RQI Investors, and Stewart Investors. All investment teams operate with discrete investment autonomy, according to their investment philosophies.

First Sentier Group is owned by Mitsubishi UFJ Trust and Banking Corporation, (a wholly-owned subsidiary of MUFG) and operates as a standalone global investment management business with offices across Europe, the Americas, and Asia Pacific.

First Sentier Investors

First Sentier Investors is an active, specialist manager investing in Australian equities, global listed infrastructure, listed property securities, and regional fixed income and cash. It has been managing assets on behalf of clients for more than 30 years and is part of the First Sentier Group.

Under the IMA, the Investment Manager agrees to provide investment management services with respect to the Fund in accordance with the investment strategy set out in the PDS.

The Responsible Entity is able to terminate the Investment Manager's appointment under the IMA in certain circumstances without penalty, including but not limited to:

- where the Investment Manager enters into receivership, liquidation, is placed under official management or an administrator is appointed to its affairs or it ceases to conduct business;
- where the Investment Manager, in a material respect, is in breach or fails to observe or perform any duty, obligation, representation, warranty or undertaking under the IMA and fails to rectify such breach or failure within a reasonable period specified by the Responsible Entity; and
- where the Responsible Entity has obtained independent external legal advice and considers it reasonably necessary to do so to ensure compliance with its duties and obligations under relevant law, the Constitution or by any court of competent jurisdiction.

Other Service Providers

The Responsible Entity has appointed The Northern Trust Company ABN 62 126 279 918, AFSL 314970 as the custodian and administrator of the Fund (**Northern Trust, Custodian and Administrator**).

In its role as Custodian, Northern Trust will hold the assets of the Fund and in providing administration services it will undertake functions including portfolio valuation, and investment accounting for the Fund.

The Responsible Entity has appointed MUFG Corporate Markets FS Pty Ltd ABN 44 114 914 215 (**MUFG Corporate Markets or Registry**) as the registry services provider for the Fund. In providing registry services, MUFG Corporate Markets will undertake functions including processing of investor instructions, managing the unit registry, arranging for the issue and withdrawal of units and producing and distributing the investor, regulatory and tax reporting for the Fund.

The Responsible Entity (not the Custodian) is the operator of the Fund.

Making an application

To make an initial application, please complete the initial application form or online application process (as applicable), provide the relevant identification documents (as required) and make payment in accordance with the payment instructions provided.

You can make additional applications by completing an additional application form which is available from the Registry on request (by contacting Investor Services) and should be sent to the Registry for processing.

The cut-off time for receipt of application requests by the Registry is 2pm on any Business Day and cleared funds should be received by the close of business on the same Business Day. Units will be issued for that Business Day, using the unit price next calculated after 2pm for the applicable Business Day. Requests received after the cut-off time on a Business Day will generally be treated as having been received before the cut-off time on the next Business Day.

The Responsible Entity can accept or reject any application for units at its discretion and is not required to give any reason or grounds for such a refusal. The Registry will not process any application that is incomplete or that is not accompanied by the required identification documents or payment of application money.

Please refer to the 'Suspensions' section for details regarding when the Responsible Entity can suspend the acceptance of an application for units.

For indirect investors, you must complete the documentation which your Service Operator requires.

About your application money

Application money will be held in a non-interest bearing bank account until invested in the Fund or returned to you. Once your application has been accepted, the monies held will be divided by the next determined unit price to calculate the number of units in the Fund allocated to you.

Payment options

For applications made through a Service Operator, the payment options will depend on the requirements of the relevant Service Operator.

For applications lodged directly with the Registry, please refer to the application form or online application process (as applicable) for payment options.

Incomplete or rejected applications

The Responsible Entity accepts no responsibility for applications that have been sent to an incorrect address or for funds that are paid to an incorrect account. You (or your Service Operator) are responsible for ensuring that the application is completed correctly and contains the correct contact details. Your application may be delayed or not processed if you:

- do not provide the information requested;
- provide incomplete or inaccurate information;
- send your application to an incorrect address;
- pay your application money to the wrong bank account; or
- pay an application amount that varies from the information provided.

The Responsible Entity will not be liable to any prospective investor for any losses incurred, including from market movements, if an application is rejected or the processing of an application is delayed.

Transferring your units

You can generally transfer some or all of your investment to another person in such a manner and subject to such conditions as required by law or the Constitution, or that the Responsible Entity, from time to time, prescribes. The Responsible Entity is not obligated to register a transfer that does not meet these conditions.

The Responsible Entity recommends that you obtain your own professional advice regarding your position before transferring some or all of your investment, as tax and social security laws are complex and subject to change, and unitholders' individual circumstances vary. Please contact the Responsible Entity for further information about transferring units.

For indirect investors, you should contact your Service Operator if you wish to transfer your units.

Restrictions on withdrawals

You may request to withdraw some or all of your units from the Fund by submitting a withdrawal form, which is available from the Registry on request (by contacting Investor Services) and should be sent to the Registry for processing. Under the Constitution, there are certain restrictions in relation to a unitholder's right to withdraw from the Fund.

If the Fund is not liquid under the Corporations Act, withdrawals from the Fund will only be possible if the Responsible Entity makes a withdrawal offer in accordance with the Corporations Act. The Responsible Entity is not obliged to make such an offer. However, if the Responsible Entity does make such an offer, you are only able to withdraw your investment in accordance with the terms of a current withdrawal offer. If an insufficient amount of money is available from the assets specified in the withdrawal offer to satisfy withdrawal requests, the requests will be satisfied proportionately amongst those unitholders wishing to withdraw from the Fund. Under the Corporations Act, the Fund is regarded as liquid if liquid assets account for at least 80% of the value of the assets of the Fund. Liquid assets generally include money in an account or on deposit with a bank, bank-accepted bills, marketable securities and property of the kind prescribed under the Corporations Act.

In circumstances where the Fund is liquid, if the Responsible Entity receives one or more withdrawal requests on a Withdrawal Date which exceeds 20% of the units in the Fund (or units in a class), the Responsible Entity may reduce each withdrawal request pro-rata so that only 20% of the units in the Fund (or units in a class) are withdrawn as at the relevant valuation time. A withdrawal request that is not satisfied as a consequence of such reduction will be deemed received by the Responsible Entity immediately after the relevant valuation time.

Please refer to the 'Suspensions' section for details regarding when the Responsible Entity can suspend withdrawals.

Suspensions

The Responsible Entity may at any time suspend the acceptance of applications, withdrawal requests, the withdrawal of units and/or the payment of withdrawal amounts if the Responsible Entity believes that it is in the best interest of unitholders as a whole including if:

- it is desirable for the protection of the Fund;
- it suspects or is advised that payment of a withdrawal amount may result in a contravention of Anti-Money Laundering (AML) requirements;
- any relevant financial, stock, bond, note, derivative or foreign exchange market (including the ASX) is closed or trading on any such market is restricted in any way; or
- an emergency (including an emergency caused by a mechanical or electronic malfunction) or such other circumstances exist and as a result:
 - it is not reasonably practicable for the Responsible Entity to acquire or dispose of assets of the Fund or determine the application or withdrawal price fairly;
 - the ability of the Responsible Entity to acquire or dispose of assets of the Fund or determine the application or withdrawal price fairly is, or may be, significantly adversely affected; or
 - sufficient assets of the Fund cannot be realised at an appropriate price in a timely manner or on adequate terms or otherwise.

A withdrawal request lodged during a period of suspension will be deemed to have been received immediately after the period of suspension and withdrawing unitholders will receive the next calculated unit price.

Generally, the Responsible Entity pays withdrawal proceeds to your bank account. In certain circumstances the Responsible Entity is permitted under the Constitution to pay withdrawal proceeds in kind (i.e. in specie) to unitholders.

Reporting and continuous disclosure

The Fund will, as applicable, be subject to certain reporting and ongoing disclosure obligations. Unitholders will receive (as applicable) copies of the following reports with respect to their unitholdings:

- transaction confirmation for their initial investment and all subsequent transactions;
- periodic transaction statements;
- attribution managed investment trust (AMIT) member annual statement (AMMA Statement);
- annual tax statement;
- AMIT distribution statement; and
- exit statement.

Unitholders investing via a Service will receive reporting from their Service Operator and unitholders investing directly can access reporting via the investor portal or request copies from the Registry and/or Investment Manager.

In addition, copies of the following will be available for the Fund on the Investment Manager's website at www.firstsentierinvestors.com.au, by contacting the Responsible Entity or may be obtained from, or inspected at, an ASIC office (as applicable):

- the annual financial reports most recently lodged with ASIC;
- any half-yearly financial reports lodged with ASIC after the lodgement of the aforementioned annual report;
- managed investment trust (MIT) fund payment notices and AMIT deemed payment and dividend, interest and royalty payment notices;

- any continuous disclosure notices given by the Fund; and
- any ongoing disclosure of material changes and significant events.

Unitholders investing via a Service will receive Fund information from their Service Operator and unitholders investing directly will receive Fund information from the Investment Manager.

2. Risks of managed investment schemes

All investments are subject to risk. There may be loss of principal, capital or earnings and different strategies carry different levels of risk depending on the assets that make up the strategy. Assets with the highest long-term returns may also carry the highest level of short-term risk generally due to their large fluctuations in returns.

Selecting the investments that best match your investment needs and timeframe is crucial in managing this risk.

When considering your investment decision, it is important that you understand the risks that can affect the value of your investment. The value of your investment will vary. The level of returns will vary and future returns may differ from past returns. Returns are not guaranteed. You may receive back less than your original investment when you withdraw from the Fund or you may not receive income from the Fund during a specific period. There is also a risk that laws affecting managed investment schemes may change in the future.

The appropriate level of risk for you will vary, depending on a range of factors, including your age, investment timeframes, other investments and risk tolerance levels. Your financial adviser can help you determine whether the Fund is an appropriate investment based on the above factors.

The Responsible Entity has set out below a list of significant risks that may affect your investment in the Fund as well as general risks that apply to an investment in a managed investment scheme. It is not always possible to completely eliminate these risks, however it is possible to manage their impact on the Fund through prudent monitoring of the factors giving rise to these risks.

These risks are not exhaustive and there could be other risks that may adversely affect the Fund.

Company risk - An investment in equities or corporate bonds (if applicable) is exposed to risks due to changes in that company or its business environment. Changes to operations and/or management, legal proceedings involving the company, and profit and loss announcements may affect the value of the Fund's security/bond holdings and subsequently the value of the Fund.

Concentration risk - A fund which is exposed to a relatively small number of securities may be subject to higher volatility in returns than a more diversified fund.

Counterparty risk - Risk that counterparties, such as brokers, fail to meet their contractual obligations which may result in the investment activities of the Fund being adversely affected.

Currency risk - For investments in international assets, which have currency exposure, there is potential for adverse movements in exchange rates to reduce their Australian dollar value. For example, if the Australian dollar rises, the value of international investments expressed in Australian dollars can fall.

Cyber risk - This risk relates to the potential impact of uncertainty on information and technology, particularly the loss of confidentiality, integrity, or availability of information and systems. It may affect the Responsible Entity or other service providers' operations, potentially causing financial loss, data breach, fraud, operational disruption, or damage to the information of the Fund or to investors' personal information.

Derivatives risk - Derivatives are contracts that usually derive their value by reference to the price of an underlying physical asset or market index. Risks associated with the use of derivatives include that the value of a derivative may fall as a result of an adverse movement in the underlying asset or index, the Fund not being able to meet payment obligations as they arise and the risk that the other party with whom the derivative contract is held will fail to perform its contractual obligations.

Emerging markets risk - Investing in emerging markets may involve a higher risk than investing in more developed markets. Emerging market securities may present market, credit, currency, liquidity, legal, political and other risks different from, and potentially greater than, the risks of investing in developed markets. As a result, investment returns from emerging market securities may be more volatile than those from developed markets. This means that there may be a large movement in the unit price over short or long periods of time.

ESG risk - The realisation of any applicable environmental, social and governance (ESG) related commitments and targets (if any) that are incorporated into the investment process of the Fund is dependent on the accuracy of information provided by portfolio entities and their future actions (for which the relevant portfolio entity is responsible and accountable), and which is subject to change or may otherwise be inaccurate. Accordingly, there is a risk that portfolio entities do not achieve their stated ESG objectives which in turn may affect the realisation of any applicable ESG-related commitments and targets that are incorporated in the investment process of the Fund (if any).

Equities risk - Equity securities are subject to changes in value, and their values may be more volatile than those of other asset classes.

Foreign investment risk - Investments in international assets may involve certain risks associated with differences between countries in relation to accounting, financial reporting, taxation, legal, regulatory, currency, pricing and liquidity requirements and trading and settlement procedures. The countries to which the Fund is exposed may be subject to considerable degrees of economic, political and social instability, which may reduce or preclude the ability to trade, restrict currency repatriation, or negatively affect an asset's value.

Fund risk - Fund risk refers to specific risks associated with the Fund and includes:

- changes to the investment team, which may affect the Fund's future performance;
- the termination of the Fund;
- the possibility of different outcomes when investing in the Fund rather than investing directly in the assets of the Fund;
- the risk that costs of your investment may increase due to an increase of fees and costs in the Fund; and
- closing the Fund to further investments if, for example, the Responsible Entity considers it appropriate given the investment objective and investment strategy of the Fund.

As a result of these risks, the value of the investment in the Fund and level of distributions may change.

Interest rate risk - Risk that the investment value or future returns of an asset of the Fund may be adversely impacted either directly or indirectly by changes in interest rates.

Investments sanctions risk - Regulations, restrictions and sanctions may be imposed by governments or international bodies (such as the United Nations) which may impact investments held by the Fund. Sanctions may result in:

- limits on the amount and type of assets that may be purchased by the Fund;
- restrictions to the sale and timing of sanctioned assets or devaluation of such assets within the Fund;
- refusal of sanctioned persons purchasing assets; and/or
- unitholders in the Fund who become sanctioned being restricted from trading in units in the Fund.

Liquidity risk - Liquidity risk refers to the difficulty in selling an asset for cash quickly without an adverse impact on the price received. Assets such as securities in large listed companies are generally considered liquid, while 'real' assets such as direct property and infrastructure are generally considered illiquid. Under abnormal or difficult market conditions some normally liquid assets may become illiquid, restricting the Investment Manager's ability to sell them and to make withdrawal payments or process switches (if applicable) for unitholders without a potentially significant delay.

Market risk - Investment returns are influenced by the performance of the markets as a whole. Certain events may have a negative effect on the price of all types of investments within a particular market. These events may include changes in economic, social, technological or political conditions, as well as market sentiment, the causes of which may include changes in governments or government policies, political unrest, wars, terrorism, pandemics and natural, nuclear and environmental disasters. The duration and potential impacts of such events can be highly unpredictable, which may give rise to increased and/or prolonged market volatility.

Operational risk - The risk of loss resulting from inadequate or failed internal processes, people and systems, or from external events. Adverse impacts may arise internally through human error, technology or infrastructure changes, or through external events such as third party failures or crisis events.

Regulatory and tax risk - Governments or regulators may pass laws, make changes to taxation laws, create policy or implement an existing policy that may affect the Fund as a whole or individual securities or the Investment Manager's ability to execute strategies. This may affect either a particular transaction or market, and may be either country specific or global. Such changes may result in the Fund failing to achieve its investment objectives.

Securities and investment-specific risk - Within each asset class and the Fund, individual securities can be affected by risks that are specific to that investment or that security. For example, the value of a company's shares can be influenced by changes in company management, its business environment or profitability.

Conflicts of interest

Affiliate investment teams within the First Sentier Group may be the investment manager of other funds not described in this AIB. Entities within the Perpetual Group may act in various capacities (such as responsible entity, trustee and custodian) for other funds or accounts. First Sentier Group and the Perpetual Group have implemented policies and procedures to identify and where possible mitigate or avoid the conflict.

3. How we invest your money

Risk level

The Fund is assigned a risk level which aims to assist the investors to compare funds in the context of the likely number of negative annual returns expected over any 20 year period. This measure, known as Standard Risk Measure (**SRM**), is based on Australian Prudential Regulation Authority guidance and the Standard Risk Measure Guidance Paper For Trustees, issued July 2011 by the Financial Services Council and The Association of Superannuation Funds of Australia. The table below outlines the different levels of risk as defined by the SRM. The risk level is not a complete assessment of all forms of investment risks, for instance it does not detail what the size of a negative return could be or the potential for a positive return to be less than the return an investor may require to meet their objectives. Further, it does not take into account the impact of fees and tax on the likelihood of a negative return.

Investors should ensure that they are comfortable with the risks and potential losses associated with the Fund. The SRM for the Fund is 7.

| Risk band | Risk label | Estimated number of negative annual returns over any 20 year period |
|-----------|----------------|---|
| 1 | Very low | Less than 0.5 |
| 2 | Low | 0.5 to less than 1 |
| 3 | Low to medium | 1 to less than 2 |
| 4 | Medium | 2 to less than 3 |
| 5 | Medium to high | 3 to less than 4 |
| 6 | High | 4 to less than 6 |
| 7 | Very high | 6 or greater |

Labour standards or environmental, social or ethical considerations

The Responsible Entity does not itself take into account labour standards or environmental, social and ethical considerations for the purposes of selecting, retaining or realising investments for the Fund. The Responsible Entity has delegated investment management decisions of the Fund, to the Investment Manager pursuant to the IMA, which includes taking into account labour standards or environmental, social and ethical considerations for the purpose of selecting, retaining or realising investments.

For information in relation to how the Investment Manager incorporates such considerations into the management of this Fund, please refer to 'The Fund's approach to ESG' section.

The Fund's approach to ESG

Overview

The Fund does not have ESG targets and on that basis is not designed for investors who are looking for funds that meet particular ESG targets.

This Fund's investment decision process, including with respect to ESG factors, may differ to other funds managed by the Investment Manager.

With respect to this Fund:

- the Investment Manager utilises a proprietary carbon calculator to calculate if an entity is forecast to achieve operational carbon net zero¹ by 2050. If an entity is forecast to achieve this target it

will be considered eligible for investment. If an entity is not forecast to achieve this target it will not be eligible for investment;

- then each entity considered for investment undergoes a qualitative assessment, which includes:
 - the entity is given a total ESG score out of five based on five ESG factors (further detail on the ESG factors is set out below). The entity requires a total ESG score of at least two out of five to be eligible for inclusion in the portfolio. In deriving the total ESG score, the emphasis is not placed on a particular ESG factor and is based on the Investment Manager's total ESG assessment score to the extent it is likely to have an impact on the returns of each entity over the long-term. As a result, consideration of a particular individual underlying ESG factor may vary by sector and/or region, as well as being influenced by entity-specific details; and
 - the entity is also rated on other qualitative factors and given a total score out of 15 (which includes the total ESG score). The entity requires a score of eight or above (out of 15) to be eligible for inclusion in the portfolio; and
- if, after the qualitative assessment, the entity is eligible for inclusion in the portfolio, the total ESG score out of five is then factored into the valuation methodology (as a variable in that methodology). All else being equal, a higher ESG score will lead to a higher valuation for an entity.

An entity eligible for inclusion in the portfolio may receive a lower score for the ESG factors (i.e., two out of five) in comparison to another entity, but may still be selected for inclusion in the portfolio ahead of that other entity.

The Investment Manager may raise ESG matters with senior management, including board members, during engagement with entities, and analyses relevant information obtained from direct engagement, together with in-house, publicly available data and third-party research is taken into account when assessing how well entities are considering and managing ESG factors.

ESG factors

In determining the ESG scores, the Investment Manager will consider the following five ESG factors which could place an entity's business value at risk over the long-term:

- **Environmental factors** e.g. an entity's reduction of carbon emissions, water usage and waste management (by considering the measures an entity is undertaking to achieve and implement carbon reduction through for example, carbon offset schemes, onsite renewable energy generation, renewable energy procurement as well as modernisation efforts).
- **Social factors** e.g. an entity's corporate social responsibility programmes including policies considering social responsibility.
- **Governance factors** e.g. the presence or absence of certain governance structures within an entity (such as Board and committee independence, Board's expertise and diversity).
- **Remuneration factors** e.g. an entity's remuneration policies (including ESG-linked incentives) and if they are in line with relevant market benchmarks.
- **Alignment of interest factors** e.g. an entity demonstrating they are making improvements across some or all of the above factors.

1. 'Operational carbon net zero' refers to an entity reducing greenhouse gas emissions in line with net zero emissions by a target date.

Exclusion of certain investments

In addition to the above ESG analysis, the management of the Fund is also subject to the exclusion of investment (either in equity or debt (if applicable)) in entities that:

- derive any gross revenue directly from the manufacture of Controversial Weapons (defined below) or Tobacco Products (defined below); or
- own a 50% or more interest in entities that derive any gross revenue directly from the manufacture of Controversial Weapons or Tobacco Products.

This exclusion is subject to the following qualifications:

- For the purposes of this exclusion, Controversial Weapons means: anti-personnel mines, cluster weapons, biological and chemical weapons, depleted uranium, nuclear weapons and white phosphorus munitions.
- For the purposes of this exclusion, Tobacco Products means: traditional cigarettes and other tobacco products, such as cigars, chewing tobacco, vaping and e-cigarette products.
- This exclusion does not apply to investments in entities with minority investments (i.e. less than 50% interest in the entity) in other entities or joint ventures that are involved in the manufacture of Controversial Weapons or Tobacco Products.
- The implementation of this exclusion is dependent on information relating to either reported revenues or revenue estimates provided by reputable third-party research providers. Where such information turns out to be inaccurate or there are delays in accessing such information, the implementation of this exclusion may in turn be delayed, particularly where there has been material changes in the nature of certain investments.

If any existing investment is subsequently assessed to be captured by the above exclusion, the relevant investment team will generally seek an orderly sale of that investment within three months, but this timeframe may vary on a case-by-case basis.



SUSTAINABLE PLUS

CERTIFIED BY RIAA

The Certification Symbol is issued by Responsible Investment Association Australasia (RIAA) ACN (641 046 666), AFSL (554110) and signifies that a product or service offers an investment style that takes into account environmental, social, governance or ethical considerations and that First Sentier Global Property Securities Fund adheres to the operational and disclosure practices required under the Responsible Investment Certification Program for the category of Product. The classification signifies the degree to which sustainability is a consideration and binding investment criteria. The First Sentier Global Property Securities Fund is assessed against RIAA's [Responsible Investment Standard](#) and [Assessment Note-Sustainability Classifications](#). There may be material differences between the definition and methodology of RIAA's classification system and the way the terms 'Sustainable Plus' are used by the product in its own disclosures. For detailed information about RIAA, the Symbol and the First Sentier Global Property Securities Fund's methodology, performance, stock holdings, remuneration and details about other responsible investment products certified by RIAA, refer to www.responsiblereturns.com.au and our [Financial Services Guide](#).²

² The Responsible Investment Certification Program provides general advice only and does not take into account any person's objectives, financial situation, or needs. Neither the Symbol nor RIAA recommends to any person that any financial product is a suitable investment or that returns are guaranteed. Because of this, you should consider your own objectives, financial situation and if the advice relates to the acquisition, or possible acquisition, of a particular financial product. Certifications are current for 24 months and subject to change at any time.

4. Additional explanation of fees and costs

This section provides information about the fees and costs that you may be charged as outlined in the 'Fees and other costs' section of the PDS. The fees and costs may be deducted from your money, from the returns on your investment or from the assets of the Fund as a whole.

Taxes are set out in section 7 of the PDS and section 5 'How managed investment schemes are taxed' of this AIB. You should read all the information about fees and costs because it is important to understand their impact on your investment.

Ongoing annual fees and costs

The ongoing annual fees and costs for the Fund are comprised of:

- management fees and costs (including estimated recoverable expenses and estimated indirect costs); and
- transaction costs.

The amounts shown in the 'Fees and other costs' section in the PDS are current as at the Issue Date of the PDS.

Management fees and costs

Management fees and costs are comprised of a management fee, any recoverable expenses and indirect costs that you incur by investing in the Fund but excludes transaction costs and government charges.

Management fee

The Responsible Entity receives a fee for management of the assets in the Fund and overseeing the day-to-day administration and operations of the Fund. Any fees charged by the Investment Manager, Registry, Administrator and Custodian will be paid by the Responsible Entity out of its management fee and will not be an extra cost to you or the Fund. The management fee is paid to the Responsible Entity monthly in accordance with the Constitution.

Recoverable expenses

The Responsible Entity is entitled to be paid or reimbursed from the assets of the Fund for any expenses that it incurs in relation to the proper performance of its duties relating to the administration or management of the Fund.

Recoverable expenses may include abnormal operating expenses and normal operating expenses.

As at the Issue Date of this AIB, the Responsible Entity pays any recoverable expenses out of the management fee. However, if we decide to deduct expenses in addition to the management fee in the future, we will give you '30 days' prior written notice.

Abnormal operating expenses

Abnormal costs are due to abnormal events such as unitholder meetings, changes to the Constitution or defending or pursuing legal proceedings. Where such events do occur, the Responsible Entity may at its discretion determine to recover these expenses from the Fund. If the expenses are recovered, they will be paid from the Fund's assets when the expenses are incurred.

Normal operating expenses

Normal operating expenses are those costs that are incurred in the day-to-day administration of the Fund and include (but are not limited to), fees and expenses in connection with the marketing, administration and management of the Fund, costs of preparing and distributing reports and distribution statements to unitholders and the administration and management of assets of the Fund. The Constitution does not place any limit on the amount of expenses incurred in relation to the proper performance of the Responsible Entity's duties. As at the Issue Date of this AIB, normal operating expenses incurred in managing the Fund will be paid by the Responsible Entity out of the management fee of the Fund.

Indirect costs

Indirect costs include any amount not charged as a fee that the Responsible Entity knows, or may reasonably estimate, has reduced or will reduce (directly or indirectly) the income of or property of the Fund, or the amount or value of the income of, or property attributable to the Fund, or an underlying fund in which the Fund invests. They do not include transaction costs.

Trade activity instruments that have an embedded cost (for example certain types of over-the-counter derivative financial product costs such as spreads and options premiums) may give rise to indirect costs.

Transaction costs

Transaction costs are generally incurred when the assets in the Fund are changed or the Fund experiences cash flow into or out of the Fund and are not included in the management fees and costs. The transaction costs shown in the 'Fees and other costs' section in the PDS are net of any amount recovered by the buy/sell spread that is charged by the Responsible Entity.

They include costs such as brokerage, exchange fees, clearing costs and applicable stamp duty. Transaction costs are paid out of the assets of the Fund as and when incurred and are an additional cost to unitholders to the extent not recovered through the buy/sell spread.

The estimated total transaction costs and the estimated net transaction costs for the current financial year for the Fund will be:

| Fund | Estimated total transaction costs p.a. of the Net Asset Value (NAV) of the Fund ¹ | Estimated recovery amount p.a. of the Net Asset Value (NAV) of the Fund ¹ | Estimated net transaction costs p.a. of the Net Asset Value (NAV) of the Fund ¹ |
|--|--|--|--|
| First Sentier Global Property Securities Fund (Hedged Class) | 0.14% | 0.09% | 0.05% |
| First Sentier Global Property Securities Fund (Unhedged Class) | 0.11% | 0.16% | 0.00% |

1. The estimated transaction costs are based on actual costs for the financial year ending 30 June 2025.

Member activity related fees and costs

The member activity related fees and costs for the Fund include the buy/sell spread.

Buy/sell spread

A buy/sell spread will generally be applied to applications and withdrawals and reflected in the Fund's entry and exit unit price. This aims to ensure that other unitholders aren't impacted by the transaction costs associated with a particular unitholder buying or selling units in the Fund.

The Responsible Entity has the discretion to waive the buy/sell spread on applications or withdrawals where no transaction costs are incurred.

The buy/sell spread will impact the return on your investment and is an additional cost to you. However, as it is built into the Fund's unit price, it won't be recorded separately on investor statements. There is no buy/sell spread applied to the reinvestment of distributions.

The buy/sell spread is not paid to the Responsible Entity as it is retained in the Fund to offset the actual expenses incurred in the buying or selling of assets. The Responsible Entity may vary the buy/sell spread from time to time and prior notice will not normally be provided to you.

Estimated transaction costs, which are used to determine the buy/sell spreads, are reviewed regularly. The buy/sell spreads are current as at the Issue Date of this AIB, however they may increase or decrease during the life of this AIB. Any updates from time to time will be available on the Investment Manager's website at www.firstsentierinvestors.com.au.

Negotiable fees

The law allows us to negotiate, rebate or waive all or part of the management fees with 'wholesale clients' (as defined by the Corporations Act). We generally do not negotiate fees. However, the Responsible Entity may negotiate investment management and/or performance fees with wholesale clients on a case-by-case basis. The Responsible Entity does not negotiate fees with retail investors or individual platform investors. Please contact Investor Services on 1300 553 490 for more information.

Maximum fees and charges

The maximum fees for the Fund under the Constitution are set out in the table below.

| Fund | Maximum Management Fee (% p.a.) of Gross Asset Value of the Fund ¹ |
|---|---|
| First Sentier Global Property Securities Fund (Hedged and Unhedged Class) | 3.00% |

1. Exclusive of Goods and Services Tax (GST).

Increases or alterations to fees and costs

The Responsible Entity has the right to increase its fees as shown in the 'Fees and other costs' section of the PDS, up to the limit set out in the Constitution, without your consent where the Responsible Entity has given you or your Service Operator at least 30 days' prior written notice.

Distribution fees

Subject to law, the Responsible Entity or Investment Manager may make non-volume based product access payments to Service Operators who distribute the Fund on their investment menu. Where allowable by law, the Investment Manager may also make payments to Service Operators and dealer groups for their marketing support. If these payments are made, they are made by the Investment Manager out of its own resources and they are not an additional cost to you.

5. How managed investment schemes are taxed

The purpose of this summary is to explain, in general terms, some of the Australian tax consequences of investing in the Fund. It does not consider the specific circumstances of a unitholder that may invest in the Fund and should not be used as the basis upon which a potential investor decides whether or not to invest in the Fund.

The taxation implications of investing in the Fund are particular to a unitholder's circumstances. A prospective investor should seek professional taxation advice before investing, or dealing with their investment, in the Fund. Nothing contained in this AIB should be construed as the giving of, or be relied upon, as tax advice.

Goods and Services Tax

No GST should be payable in relation to the acquisition, disposal, withdrawal or transfer of units in the Fund, nor any distributions made in respect of the units held by a unitholder in the Fund.

However, GST will likely apply to fees and any reimbursement of costs charged to the Fund. Where the Fund is registered for GST, it should be entitled to claim input tax credits (ITCs) or reduced input tax credits (RITCs) (being 55% or 75% of the GST paid) depending on the type of fee or cost.

Unless otherwise stated, all fees and costs are quoted inclusive of GST and net of any ITCs or RITCs as applicable.

Attribution Managed Investment Trusts

The AMIT regime, in broad terms, applies to a MIT whose unitholders have clearly defined interests in relation to the income and capital of the trust and the trustee or responsible entity of the MIT has made an irrevocable election to apply the regime.

The Responsible Entity intends to or has already made the election for the Fund to operate as an AMIT. Accordingly, where such an election has been made and provided that the Fund continues to satisfy the requirements to be an AMIT and the unitholders of the Fund are attributed all of the determined trust components of the Fund, the Responsible Entity should not, itself, be subject to Australian tax.

The AMIT rules contain several provisions that will impact on the taxation treatment of the Fund. The key features include:

- an attribution model for determining member tax liabilities, which also allows amounts to retain their tax character as they flow through a MIT to its unitholders. Australian resident unitholders would therefore be taxed on the tax components of the Fund that are attributed to them each year. Non-resident unitholders may have tax withheld from distributions by the Responsible Entity of the Fund. The rate of withholding will depend on the type of income distributed or attributed and the country of residence of a unitholder;
- the ability to carry forward certain understatements and overstatements of taxable income instead of re-issuing investor statements;
- deemed fixed trust treatment under the income tax law;

- certain upwards cost base adjustments to units to address double taxation; and
- legislative certainty about the treatment of tax deferred distributions.

Taxation of the Fund

We intend to manage the Fund so that the Responsible Entity of the Fund is not subject to Australian income tax.

We do not expect the Responsible Entity of the Fund to be subject to tax on the net taxable income of the Fund (other than in relation to withholding tax on foreign income or other taxes in respect of non-resident unitholders) as we intend that:

- when the Fund is an AMIT: all taxable income of the Fund will be 'attributed' to unitholders on a 'fair and reasonable' basis in each financial year and will be reflected in the AMMA statement provided to unitholders; and
- when the Fund is not an AMIT: unitholders will continue to be presently entitled to all the income of the Fund in each financial year and a unitholder's share of the net taxable income of the Fund will be reflected in the tax statement provided to the unitholders.

Disposal of units in the Fund

The transfer or withdrawal (i.e. redemption) of a unit in the Fund would be a capital gains tax event for Australian tax purposes, which may result in the unitholder recognising a capital gain or capital loss.

Tax File Numbers / Australian Business Numbers

The Responsible Entity of the Fund has an obligation to withhold tax on distributions to unitholders that have not provided a Tax File Number, Australian Business Number or proof of a relevant exemption.

Australian Tax Reform

Reforms to the taxation of trusts are generally ongoing. Unitholders should seek their own advice and monitor the progress of announcements and proposed legislative changes on the potential impact.

US Tax Withholding and Reporting under the Foreign Account Tax Compliance Act

The United States of America has introduced rules (known as **FATCA**) which are intended to prevent US persons from avoiding tax. Broadly, the rules, together with Australian implementing rules, require 'Financial Institutions' such as the Fund to report information regarding certain accounts (which may include your units in the Fund) to the Australian Taxation Office (**ATO**), which may then pass the information on to the US Internal Revenue Service.

To comply with these obligations, the Responsible Entity will collect certain information about you and undertake certain due diligence procedures to verify your FATCA status and, if required, provide information to the ATO in respect of your investment in the Fund.

If you do not provide this information the Registry will not be able to process your application. Unitholders may be required to provide certain information on request. FATCA also imposes a withholding tax in certain circumstances.

Common Reporting Standard

The Australian Government has implemented the OECD Common Reporting Standard for the Automatic Exchange of Financial Account Information (**CRS**). CRS, like the FATCA regime, requires Financial Institutions to report information regarding certain accounts to the ATO and follow related due diligence procedures.

The Fund is a 'Financial Institution' under the CRS and the Fund intends to comply with its CRS obligations by obtaining and reporting information on relevant accounts (which may include your units in the Fund) to the ATO. For the Fund to comply with its obligations, the Registry will request that you provide certain information and certifications. Unitholders may be required to provide certain information on request. The Registry will determine whether the Fund is required to report your details to the ATO based on their assessment of the relevant information received.

The ATO may provide this information to other jurisdictions that have signed a relevant "CRS Competent Authority Agreement", that provides the mechanism to facilitate the automatic exchange of information in accordance with the CRS. The Australian Government has enacted legislation amending, among other things, the *Taxation Administration Act 1953 (Cth)* of Australia to give effect to the CRS.

6. Other information

Cooling-off period

If you are a retail investor, you are entitled to a 14 day cooling-off period for the initial investment in the Fund. No cooling-off rights apply if you are a wholesale client or investing via a Service.

If you decide that your initial investment in the Fund does not suit your needs for any reason, you can submit a request in writing to have your investment cancelled within 14 days starting from the time when you receive confirmation of your investment or the end of the 5th Business Day after your units are issued, whichever is earlier.

Such request must be sent to the Registry. The amount we refund will be the original amount invested, adjusted to take into account any increase or decrease in the value of your investment, any tax or duty that may have been payable and reasonable administrative and transaction costs.

You will not be able to exercise any cooling-off rights once you have exercised any right or power in respect of your investment in the Fund.

Privacy

The Registry on behalf of the Responsible Entity may collect personal information during the application process and any other relevant forms from you to be able to administer your investment and to comply with any relevant laws. If you do not provide the Responsible Entity with your relevant personal information, we will not be able to administer your investment. In some circumstances we may disclose your personal information to the Responsible Entity's related entities or service providers that perform a range of services on our behalf and which may be located overseas.

Privacy laws apply to the Responsible Entity's handling of personal information and it will collect, use and disclose your personal information in accordance with its privacy policy, which includes details about the following matters:

- the kinds of personal information the Responsible Entity collects and holds;
- how the Responsible Entity collects and holds personal information;
- the purposes for which the Responsible Entity collects, holds, uses and discloses personal information;
- how you may access personal information that the Responsible Entity holds about you and seek correction of such information (note that exceptions apply in some circumstances);
- how you may complain about a breach of the Australian Privacy Principles (**APP**), or a registered APP code (if any) that binds the Responsible Entity, and how the Responsible Entity will deal with such a complaint; and
- whether the Responsible Entity is likely to disclose personal information to overseas recipients and, if so, the countries in which such recipients are likely to be located if it is practicable for it to specify those countries.

The Responsible Entity's privacy policy is publicly available at www.perpetual.com.au or you can obtain a copy free of charge by contacting the Responsible Entity. First Sentier Group's Privacy Notice is available at www.firstsentierinvestors.com.au.

If you invest indirectly through a Service Operator, the Responsible Entity does not collect or hold your personal information in connection with your investment in the Fund. Please contact your Service Operator for more information about their privacy policy.

Anti-Money Laundering and Counter Terrorism Financing

The Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (**AML Act**) and other applicable anti-money laundering and counter terrorism laws, regulations, rules and policies which apply to the Responsible Entity (**AML Requirements**), regulate financial services and transactions in a way that is designed to detect and prevent money laundering and terrorism financing. The AML Act is enforced by the Australian Transaction Reports and Analysis Centre (**AUSTRAC**). In order to comply with the AML Requirements, the Responsible Entity is required to, amongst other things:

- verify your identity and source of your application monies before providing services to you, and to re-identify you if it considers it necessary to do so; and
- where you supply documentation relating to the verification of your identity, keep a record of this documentation.

The Responsible Entity and any agent acting on its behalf reserve the right to request such information as is necessary to verify your identity and the source of the payment. In the event of delay or failure by you to produce this information, the Responsible Entity may refuse to accept an application and the application monies relating to such application or may suspend the payment of withdrawal proceeds if

necessary to comply with AML Requirements applicable to it. Neither the Responsible Entity nor its agents shall be liable to you for any loss suffered by you because of the rejection or delay of any subscription or payment of withdrawal proceeds.

The Responsible Entity has implemented several measures and controls to ensure it complies with its obligations under the AML Requirements, including carefully identifying and monitoring unitholders. Because of the implementation of these measures and controls:

- transactions may be delayed, blocked, frozen or refused where the Responsible Entity has reasonable grounds to believe that the transaction breaches the law or sanctions of Australia or any other country, including the AML Requirements;
- where transactions are delayed, blocked, frozen or refused, the Responsible Entity or its agents are not liable for any loss you suffer (including consequential loss) caused by reason of any action taken or not taken by them as contemplated above, or because of the Responsible Entity's compliance with the AML Requirements as they apply to the Fund; and
- the Responsible Entity or any agents acting on its behalf may from time to time require additional information from you to assist it in this process.

The Responsible Entity has certain reporting obligations under the AML Requirements and is prevented from informing you that any such reporting has taken place. Where required by law, the Responsible Entity may disclose the information gathered to regulatory or law enforcement agencies, including AUSTRAC. Neither the Responsible Entity nor its agents are liable for any loss you may suffer because of the Responsible Entity's compliance with the AML Requirements.

Consents

The Investment Manager, Northern Trust, MUFG Corporate Markets, and RIAA have given consent, which has not been withdrawn as at the Issue Date of the PDS and this AIB, to being named in the form and context in which they are named and the statements about them in the form and context they appear in the PDS and AIB.