

Perpetual Private

PERPETUAL SELECT REAL ESTATE FUND

January 2026



FUND FACTS

Investment objective: Income and long-term capital growth through investment in a diversified portfolio of Australian and international real estate investment trusts and unlisted property trusts.

Suggested length of investment: Five years or longer

INVESTMENT APPROACH

The Fund combines specialist investment managers with different investment styles and philosophies. This can help reduce the volatility of the Fund by avoiding over exposure to a particular specialist investment manager.

The currency exposure of international assets is monitored and hedging strategies may be implemented (using derivatives) with the aim of reducing the impact of adverse currency movements.

BENEFITS

Offers investors a highly liquid access to the potential long-term growth in property markets, without having to hold and manage physical property assets.

RISKS

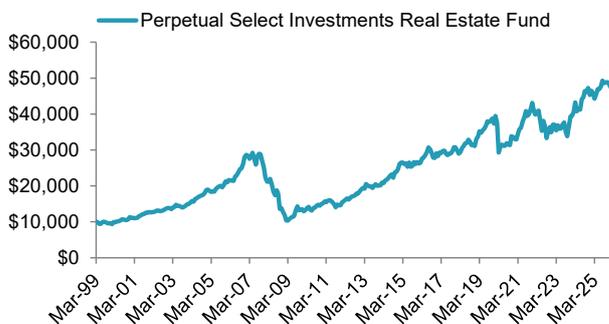
All investments carry risk and different strategies may carry different levels of risk. The relevant product disclosure statement or offer document for a fund should be considered before deciding whether to acquire or hold units in that fund. Your financial adviser can assist you in determining whether a fund is suited to your financial needs.

TOTAL RETURNS % (AFTER FEES) AS AT 31 JANUARY 2026

| | APIR CODE | 1 MTH | 3 MTHS | 6 MTHS | 1 YR PA | 3 YRS PA | 5 YRS PA |
|--|-----------|-------|--------|--------|---------|----------|----------|
| Perpetual Select Investments Real Estate Fund | PER0254AU | -1.8 | -2.7 | -0.3 | 2.3 | 8.6 | 7.5 |
| Perpetual Select Real Estate Composite Benchmark | | -2.0 | -3.3 | -1.4 | 1.0 | 8.1 | 7.6 |

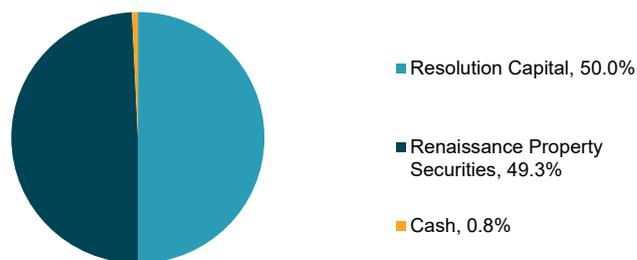
Past performance is not indicative of future performance

GROWTH OF \$10,000 SINCE INCEPTION*



*The Growth of \$10,000 chart includes reinvestment of dividends and capital gains, but does not reflect the effect of any applicable sales or redemption charges which would lower these figures.

PORTFOLIO EXPOSURES[^]



[^]Portfolio exposures represent the Perpetual Select Investments Real Estate Fund

| TOP 10 STOCK HOLDINGS | WEIGHTS (%) |
|------------------------------|-------------|
| Goodman Group | 16.6 |
| Scentre Group Limited | 6.8 |
| Welltower Inc. | 4.1 |
| Stockland | 4.0 |
| Unibail-Rodamco-Westfield SE | 3.8 |
| Charter Hall Group | 3.4 |
| Equinix, Inc. | 3.0 |
| Mirvac Group | 2.8 |
| Dexus | 2.6 |
| Vicinity Centres | 2.5 |

MANAGER INVESTMENT APPROACH

| | |
|---------------------------------|--|
| Renaissance Property Securities | Diversified Australian Real Estate Investment Trust portfolio, fundamental bottom-up stock selection |
| Resolution Capital | Concentrated Global Real Estate Investment Trust portfolio, fundamental bottom-up stock selection |

RETURNS BREAKDOWN (INVESTMENTS)

| | FY 2025 | FY 2024 | FY 2023 |
|-----------------------|---------|---------|---------|
| Growth Return % | 5.4% | 12.4% | 0.0% |
| Distribution Return % | 8.5% | 2.2% | 2.0% |
| Total Return % | 13.9% | 14.7% | 1.9% |

DISTRIBUTION BREAKDOWN

| | FY 2025 | FY 2024 | FY 2023 |
|----------------|---------|---------|---------|
| Cents per unit | 8.6416 | 2.0110 | 1.7652 |

PRODUCT FEATURES

| | INVEST. |
|-----------------------------------|--------------|
| Inception date | Mar 99 |
| Management/Investment Fee (p.a.)* | 0.97% |
| Ongoing fee discount | No |
| Admin fee | 0.00% |
| Buy spread | 0.24% |
| Sell spread | 0.00% |
| Contribution fee | 0.00% |
| Withdrawal fee | \$0 |
| Monthly member fee | \$0 |
| Min. initial contribution | \$2,000 |
| Min. additional contribution | \$0 |
| Savings plan | Yes |
| Withdrawal plan | Yes |
| Distribution frequency | Quarterly |
| Contact information | 1800 677 648 |

*Additional fees and costs generally apply. Please refer to the Product Disclosure Statement for further details.

This information has been prepared by Perpetual Trustee Company Limited (PTCo) ABN 42 000 001 007, AFSL 236643. It is general information only and is not intended to provide you with financial advice or take into account your objectives, financial situation or needs.

You should consider, with a financial adviser, whether the information is suitable for your circumstances. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. The PDS for the relevant funds, issued by Perpetual Investment Management Limited (PIML) ABN 18 000 866 535, AFSL 234426 (PIML), should be considered before deciding whether to acquire or hold units in the fund. The PDS and Target Market Determination can be obtained by calling 1800 677 648 or visiting our website www.perpetual.com.au. No company in the Perpetual Group* guarantees the performance of any fund or the return of an investor's capital. Total returns shown for the fund has been calculated using exit prices after taking into account all of Perpetual's ongoing fees, in line with the FSC Standard No.6 and assuming reinvestment of distributions. No allowance has been made for taxation. Past performance is not indicative of future performance. *Perpetual Group means Perpetual Limited ABN 86 000 431 827 and its subsidiaries.

MORE INFORMATION

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