

31 July 2026

Principal Global Property Securities Fund

Investment manager

Principal Global Investors (Australia) Limited
ABN 45 102 488 068 | AFSL 225385

Index

FTSE EPRA/NAREIT Developed Index
(hedged to Australian dollars) NTR

Fund facts

APIR	PGI0002AU
Base currency	AUD
Fund domicile	Australia
Inception date	1 February 2007
Management fee(s)	1.0000% p.a.
Buy / Sell Spread	+0.15% / -0.15%
Fund size	A\$127.1m
Exit Price	\$0.8453
Unit pricing frequency	Daily
Distribution frequency	Semi-annually
Minimum investment	\$500,000

Platform availability

BT Panorama
CFS Edge
HUB24
Netwealth

Research house ratings

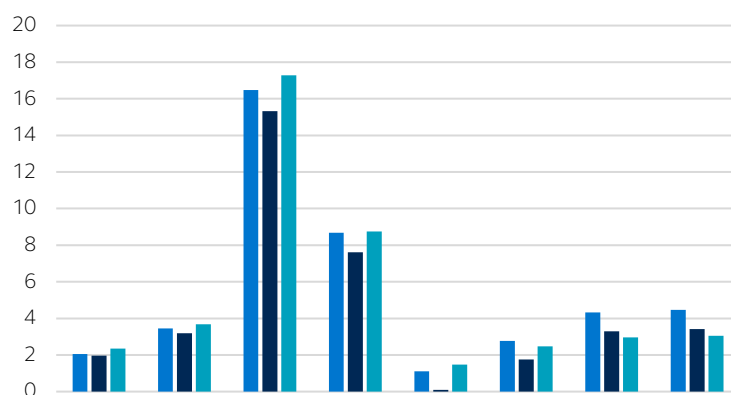
Zenith – Recommended



Investment objective

Aims to achieve a total return above the benchmark, before fees, over three-to-five-year periods.

Performance (%)



	1 Mo	3 Mo	1 Yr	Annualised				SI ²
	3 Yr	5 Yr	7 Yr	10 Yr				
Fund (gross)	8.69	1.10	2.77	4.32	4.46			
Fund (net)	7.61	0.10	1.75	3.29	3.42			
Benchmark ¹	8.74	1.47	2.47	2.96	3.05			
Active (gross)	-0.05	-0.37	0.30	1.36	1.41			
Active (net)	-1.13	-1.37	-0.72	0.33	0.37			

Past performance is not indicative of future performance. Net performance figures are calculated using exit prices, net of fees and reflect the periodic reinvestment of distribution. Returns are rounded to two decimal places. Slight variations to actual calculations may occur.

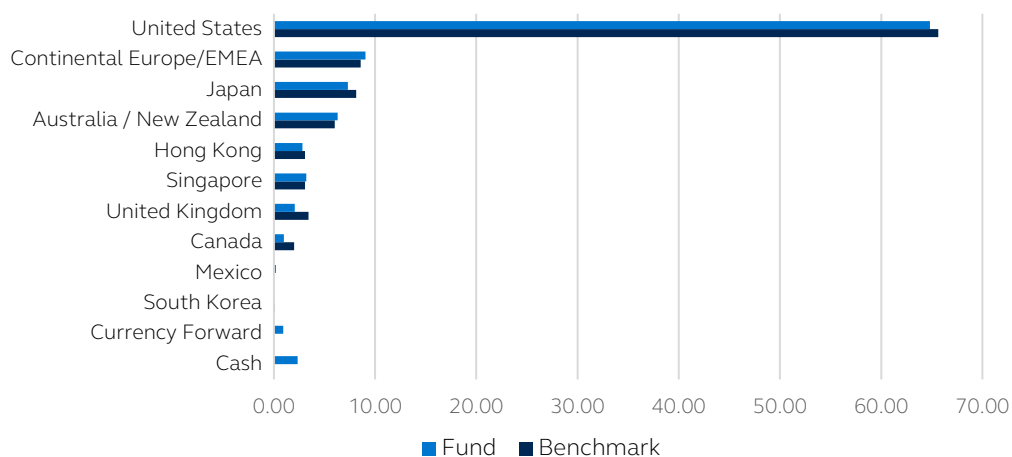
¹FTSE EPRA/NAREIT Developed Index (hedged to AUD) NTR Index Return is stated on a Net Total Return ('NTR') basis for all periods. Factsheets issued from inception until 23 June 2016 state Index Return on a Gross Total Return basis.

²This figure represents the annualised performance of the Fund from inception.

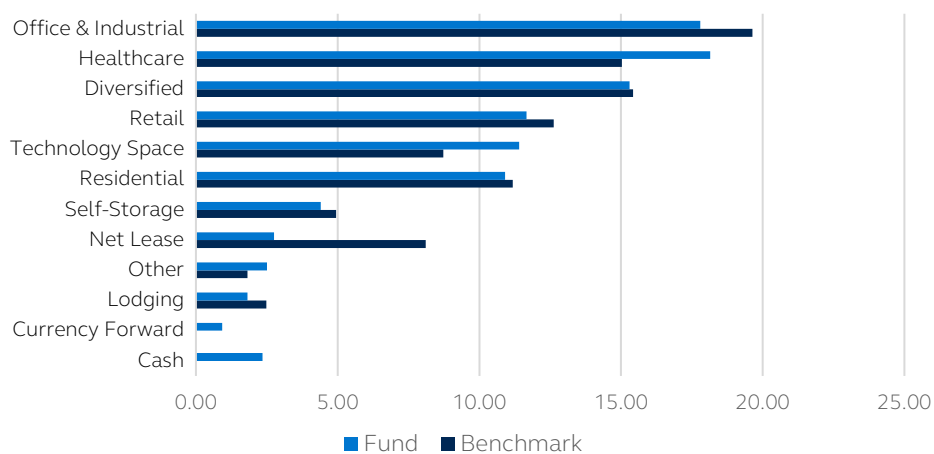
The Fund is restricted to wholesale clients, as defined in section 761G of the Corporations Act.

PRINCIPAL GLOBAL PROPERTY SECURITIES FUND

Country asset allocation (%)³



Sector asset allocation (%)³



Top 10 gross exposure (%)

Stock	Country	Sector	Weight
Welltower Inc.	United States	Healthcare	7.52
Equinix, Inc.	United States	Data centers	6.96
Ventas, Inc.	United States	Healthcare	4.87
Prologis, Inc.	United States	Industrial	4.20
Extra Space Storage Inc.	United States	Self-storage	3.79
Goodman Group	Australia	Industrial	3.64
Unibail-Rodamco-Westfield SE Stapled Secs Cons of 1 Sh Unibail Rodamco + 1 Sh WFD Unib Rod	France	Malls & outlets	3.26
American Homes 4 Rent Class A	United States	Single family rental	2.61
Mitsubishi Estate Company, Limited	Japan	Diversified	2.56
AvalonBay Communities, Inc.	United States	Apartments	2.54

³Totals may not equal due to rounding.
Characteristics source: FactSet.

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PRINCIPAL GLOBAL PROPERTY SECURITIES FUND

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