

# Product Disclosure Statement

## Principal Global Property Securities Fund

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

Dated: 12 September 2024

ARSN: 122 853 758 | APIR: PGI0002AU

### Responsible Entity:


Ironbark Asset Management (Fund Services) Limited  
ABN 63 116 232 154 | AFSL No. 298626  
Level 14, 1 Margaret Street, Sydney NSW 2000

### Investment Manager:

Principal Global Investors (Australia) Limited  
ABN 45 102 488 068 AFSL No. 225385

### Contact details

Principal Global Investors (Australia) Limited ('PGI Australia') is responsible for providing client services to the Fund. If you have an enquiry or would like more information, contact a PGI Australia representative:

 Phone: +61 2 8226 9000

 Website: [www.principalam.com/au](http://www.principalam.com/au)

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This product disclosure statement ('PDS') is a summary of the significant information relating to an investment in the Principal Global Property Securities Fund ('Fund') and contains references to other important information which is contained in the Additional Information Guide ('AIG'). As such, there are references to the AIG throughout this PDS. Definitions used in the AIG are also used in this PDS. A glossary of certain terms is set out in the AIG.

**You should consider both the information in this PDS and the AIG before making a decision about investing or holding or disposing your investment in the Fund. The information provided in this PDS is general information only and does not take account of your personal financial situation or needs. You should obtain financial advice tailored to your personal circumstances before making an investment decision, having regard to your objectives, financial situation and needs, as well as to assist with determining whether you form part of the target market of**

**the Fund. You should consider the Target Market Determination ('TMD') for the Fund available at [www.principalam.com/au](http://www.principalam.com/au) to ensure that you form part of the target market of the Fund.**

The offer of units under this PDS is available to persons receiving this PDS (electronically or otherwise) in Australia and does not constitute an offer or recommendation in any other jurisdiction, or to any person to whom it would be unlawful to make such an offer.

The Responsible Entity, the Investment Manager and the Investment Manager's delegate, or any of their associated entities, or their affiliates, employees, agents or officers do not guarantee the success, repayment of capital or any rate of return on income or capital or the investment performance of the Fund. Past performance is not an indicator of future performance.

The PDS and AIG are available at [www.principalam.com/au](http://www.principalam.com/au) or you can request a free paper copy by contacting PGI Australia. The PDS and the AIG may change between the time you read them and the time you acquire units in the Fund. You must ensure that you read the PDS and the AIG current at the date of your application.

**The information in this PDS is current as at the date of issue of the PDS. However, some information may change from time to time. Information that is not materially adverse to investors may be updated without notice. Updated information will be available at [www.principalam.com/au](http://www.principalam.com/au) or you can request a free copy (paper or electronic) by contacting PGI Australia.**

If a change is considered materially adverse, the Responsible Entity will provide notice and issue a replacement PDS where required by law. Any replacement PDS will be made available at [www.principalam.com/au](http://www.principalam.com/au) or you can request a free paper copy.

## 1 About Ironbark Asset Management (Fund Services) Limited

### Responsible Entity

Ironbark Asset Management (Fund Services) Limited ABN 63 116 232 154 AFSL No. 298626 is the responsible entity of the Fund and issuer of this PDS ('Responsible Entity', 'we', 'us', 'our'), a wholly owned subsidiary of Ironbark Asset Management Pty Ltd ABN 53 136 679 420 AFSL No. 341020, collectively referred to as 'Ironbark', as the context requires.

The Responsible Entity is an Australian incorporated company licensed to be a responsible entity, and holds an Australian financial services licence to operate registered managed investment schemes.

The Responsible Entity is bound by the Constitution and the Corporations Act. The Responsible Entity has lodged a compliance plan with ASIC which sets out the key measures which the Responsible Entity will apply to comply with the Constitution and the Corporations Act.

Ironbark and its related entities are a diversified financial services business providing solutions across asset management and wealth, as well as acting as responsible entity and trustee.

Through our strategic partnerships with international and Australian investment managers, Ironbark provides investment solutions across a diverse range of asset classes including Australian and international securities, alternative investments, domestic and global property securities, and fixed interest securities.

As at 30 June 2024, Ironbark and its related entities have over \$74.4 billion funds under management, trusteeship and advice.

### Investment Manager

Principal Global Investors (Australia) Limited ('PGI Australia' or 'Investment Manager') has been appointed by Ironbark as the investment manager of the Fund. PGI Australia has delegated the investment management of the Fund to Principal Real Estate Investors LLC.

PGI Australia is also responsible for providing client services to this Fund.

PGI Australia and Principal Real Estate Investors LLC are part of Principal Global Investors, the global investment management business of the Principal Financial Group. With operations in the United States, Europe, Asia and Australia, Principal Global Investors draws on the expertise of investment professionals around the world.

The Fund's investments are selected and managed by Principal Real Estate Investors LLC's specialist property securities team. This team is part of Principal Global Investors' worldwide real estate team. To ensure in-depth global coverage of the market, the real estate team is divided into three regional teams; Europe, the Americas, and Asia Pacific (including Australia).

Principal Global Investors' investment capabilities are extensive, encompassing real estate, fixed income and equity investments, as well as specialised overlay and advisory services.

As at 31 March 2024, Principal Global Investors managed US\$554.3 billion in assets globally, primarily for retirement plans and other institutional clients.

### Consent

PGI Australia and Principal Real Estate Investors LLC has given, and not withdrawn, its written consent to be named in this PDS in the form and context in which it is named and for the inclusion of information about it in this PDS and the AIG. PGI Australia and Principal Real Estate Investors LLC has not authorised or caused the issue of, and takes no responsibility for, this PDS or the AIG, other than the inclusion of the information about PGI Australia and Principal Real Estate Investors LLC.

### Custodian, Administrator & Unit Registry

The Responsible Entity has appointed State Street Australia Ltd ABN 21 002 965 200 AFSL No. 241419 as the custodian, administrator and provider of unit registry services to the Fund ('Custodian' or 'Administrator' or 'Unit Registry'). The Custodian has no supervisory role in relation to the operation of the Fund and is not responsible for protecting your interests.

## 2 How the Principal Global Property Securities Fund works

The Fund is structured as a unit trust that is a managed investment scheme under the Corporations Act and is registered with ASIC. When you invest in the Fund you will be allocated a certain number of units and your money will be pooled together with other people's money. This pool of money will be used to acquire investments, in accordance with the Fund's investment strategy, that will be managed by the Investment Manager on behalf of all investors. Investors do not have day to day control over the operation of the Fund.

Investors receive units in the Fund when they invest in the Fund. Each unit gives investors an equal, beneficial interest in the Fund. However, it does not give the investor an interest in any particular asset of the Fund.

The Constitution allows the Responsible Entity to issue different classes of units. Different classes of units generally represent different levels of rights and interests. Different classes of units may have different management fees, expenses, distributions and performance.

### Units in the Fund

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

Generally, unit prices are calculated each Business Day. The unit price is calculated by taking the total market value of the assets of the Fund less the total value of the liabilities of the

Fund ('net asset value' or 'NAV'), adjusted for the buy/sell spread divided by the total number of units on issue at the relevant valuation time.

When you invest, we issue you a number of units depending on the amount you invest. Similarly, when you withdraw from the Fund, we calculate your withdrawal proceeds by reference to the number and value of units you hold at the time of withdrawal. The Responsible Entity determines the unit prices of the Fund based on the most recent valuation of assets, property and liabilities (which are determined at regular intervals appropriate to the nature of such assets, property and liabilities). Generally, the Fund's unit price will change as the market value of assets in the Fund rise or fall.

You can obtain a copy of the Responsible Entity's Unit Pricing Discretions Policy and records of any exercise of such discretions under the Unit Pricing Discretions Policy, free of charge by contacting the Responsible Entity.

### Applying for units

#### Direct investors

You can acquire units by completing an Application Form. The minimum investment amount for the Fund is \$500,000.

You can make additional investments into the Fund at any time by completing an additional investment form, which is available online at [www.principalam.com/au](http://www.principalam.com/au), or submit a written request in

the format advised by Unit Registry. The minimum additional investment into the Fund is \$1,000.

### Processing applications

Units are generally issued after the completed application form and application money has been received and accepted by Unit Registry on behalf of the Responsible Entity. If your application has been received and accepted by 2.00pm on a Business Day ('Cut-off Time'), your units will generally be issued based on the unit price for that Business Day. If your application is received after Cut-off Time, it will be considered as being received the following Business Day. All times quoted in this PDS are Sydney time (unless otherwise specified).

The Responsible Entity can accept or reject any application for units in its discretion and is not required to give any reason or grounds for such a refusal.

### Indirect investors

The Responsible Entity authorises the use of this PDS for investors who wish to access the Fund indirectly through an investor directed portfolio service, a master trust, wrap account or similar arrangement ('IDPS') by directing the IDPS operator to acquire units on your behalf. If you do so, you will need to complete the relevant forms provided by the IDPS operator. The IDPS operator's withdrawal conditions determine when you can withdraw. The Responsible Entity is not responsible for the operation of any IDPS. Your rights as an Indirect Investor should be set out in the disclosure document issued by the IDPS operator and you should read the disclosure document for that IDPS together with this PDS prior to investing.

### Withdrawing your investment

Investors of the Fund may request to withdraw some or all of their investment by either completing a withdrawal form available online at [www.principalam.com/au](http://www.principalam.com/au) or by providing written instructions. All written withdrawal requests must be signed by you or your authorised signatories. Refer to 'Authorised signatories' in the 'How the Funds works' section of the AIG for further details.

If your valid withdrawal request is received by 2.00pm on a Business Day, your units will be redeemed based on the unit price for that Business Day. If your withdrawal request is received after 2.00pm on a Business Day, it will be considered as being received on the next Business Day. Refer to 'Withdrawals' in the 'How the Funds works' section of the AIG for further details.

The minimum account balance in the Fund is \$500,000. Should your investment fall below the minimum account balance, the Responsible Entity reserves the right to close your account and pay the balance of your investment proceeds to you. Withdrawal proceeds are usually paid to your nominated bank account within 10 Business Days.

**You can fax your withdrawal request to 02 9323 6411 or mail to:**

Ironbark Asset Management (Fund Services) Limited  
C/- State Street Australia Limited - Unit Registry  
Level 14, 420 George Street  
Sydney NSW 2000

### Access to your money

If the Fund is suspended, restricted or there is a freeze on withdrawals, Unit Registry will not process withdrawal requests within the usual period. Any decisions whether to process withdrawals or partial withdrawals will be made in the best interests of investors as a whole and in accordance with the Constitution.

During a distribution period and financial year end, there may be delays in processing your application and withdrawal requests and you may not be able to withdraw your investment within the usual timeframe.

### Distributions

Any income distributions are generally paid half-yearly. The distributions are calculated based on the Fund's distributable income at the end of each distribution period ending 30 June and 31 December, and paid to investors in proportion to their unitholding. Subject to the law, Ironbark may change the distribution frequency without notice.

Investors can elect to have their distribution reinvested or paid to a nominated bank account. Investors who do not indicate a preference will have their distributions automatically reinvested. Investors will still be subject to tax on any distribution even if they elect to reinvest. There is no buy/sell spread with reinvestment of distributions.

### Transferring units

You may transfer units in the Fund to another person, by completing an Australian Standard Transfer Form available by contacting PGI Australia on +61 2 8226 9000, with the consent of the Responsible Entity.

You should read the important information about applications, distributions, withdrawals and transfers before making a decision. Go to the 'How the Fund works' section of the AIG, which is available at [www.principalam.com/au](http://www.principalam.com/au).

The material relating to applications, distributions, withdrawals, and transfers may change between the time when you read this PDS and the day when you acquire the product.

## 3 Benefits of investing in the Principal Global Property Securities Fund

The key features and benefits of investing in the Fund include:

- The Fund is managed by a specialist global property securities team with significant experience managing listed property securities portfolios and substantial resources from their global asset management organisation;
- A rigorous investment process combining in-depth proprietary research with disciplined portfolio construction and risk controls is followed;
- Investing overseas enhances the investment universe providing greater opportunities for investment returns and diversification of risk; and
- The Fund is actively managed providing an opportunity for returns to achieve those of the Fund's investment objective. See section 5 "How we invest your money" for further details.

## 4 Risks of managed investment schemes

**All investments are subject to risk.** Different investment strategies may carry different levels of risk, depending on the assets acquired under the strategy. Assets with the highest long-term returns may also carry the highest level of short-term risk.

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 to understand that:

- the value of investments will go up and down;
- returns are not guaranteed;
- you may lose all or part of your investment;
- past performance is not an indicator of future performance;
- laws and regulations affecting investments may change; and
- the appropriate level of risk will vary, depending on age, investment timeframe, other assets held and your risk tolerance levels.

### Significant risks of investing in this Fund

Particular risks associated with the Fund include the following:

<b>Currency risk</b>	The Fund will invest in global securities, which are denominated in foreign currencies that will give rise to foreign currency exposure. This means that the Australian dollar value of these investments will vary depending on changes in the exchange rate. A fund that has currency risk may be adversely affected by this foreign currency exposure. For example, if the Australian dollar rises, the value of international investments expressed in Australian dollars can fall. Investments denominated in foreign currencies are hedged into Australian dollars.
<b>Derivatives risk</b>	Derivatives, such as swaps, futures and options, may be used for hedging and for the efficient management of the Fund's portfolio, but are not intended to be used to gear (leverage) the Fund. Derivative risk is the risk that a derivative cannot be traded or the risk that the counterparty to the derivative cannot meet their payment obligations when they are due.
<b>International investment risk</b>	Given the Fund has exposure to international financial products additional risks may apply. These include: <ul style="list-style-type: none"> <li>• differences between countries relating to accounting, auditing, financial reporting, taxation, government regulation, securities exchanges and transactional procedures;</li> <li>• foreign markets may have different levels of liquidity, pricing availability, settlement and clearance procedures;</li> <li>• social instability in other countries;</li> <li>• regulations, restrictions and sanctions may be imposed by governments or international bodies; and</li> <li>• investment returns from international investments are affected by exchange rate fluctuations.</li> </ul>
<b>Property risk</b>	The ongoing value of a property (and, accordingly, property-related securities) is influenced by many factors including supply, demand, capitalisation rates, interest rates, rental markets, occupancy levels and vacancies, tenant quality, lease terms, property and land taxes, zoning laws, competition in property markets, general economic conditions and environmental risks (such as land contamination). Property undergoing development is further subject to the risks associated with the timing, completion and cost of development. Each of these factors may affect the value of the underlying property assets and the value of your investment.

Risks associated with managed investment schemes generally are set out in the AIG. These include, but are not limited to: climate change risk, counterparty risk, cyber risk, distribution risk, force majeure risk, fund risk, inflation risk, interest rate risk, investment manager risk, liquidity risk, market risk, operational risk and regulatory and tax risk.

The Investment Manager's risk management process aims to ensure that the level of risk within the Fund is commensurate with the expected return, both at a portfolio level and for the various individual securities that make up the portfolio.

One of the most effective ways of managing risk is through diversification. This involves spreading investments across different assets so that if a specific investment is performing poorly, another investment may help offset this by performing well.

Diversification is achieved by spreading the Fund's investments across countries, sectors, and securities. Constraints are applied that limit exposure to particular markets and securities (see section 5).

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

We do not guarantee the liquidity of the Fund's investments, repayment of capital, any rate of return or the Fund's investment performance. The value of the Fund's investments will vary. You may lose money by investing in the Fund and your investment in the Fund may not meet your objectives. The level of returns will vary and future returns may differ from past returns.

In addition, we do not offer advice that takes into account your personal financial situation, including advice about whether the Fund is suitable for your circumstances. If you require personal financial advice, you should contact a licensed financial adviser.

You should read the important information about risks before making a decision. Go to the 'Risks of managed investment schemes' section of the AIG, which is available at [www.principalam.com/au](http://www.principalam.com/au).

The material relating to risks may change between the time when you read this PDS and the day when you acquire the product.

## 5 How we invest your money

**Warning:** Before choosing to invest in the Fund you should consider the likely investment return, the risks of investing and your investment time frame.

<b>Investment objective<sup>1</sup></b>	The Fund aims to achieve a total return above the Benchmark, before fees, over three to five year periods. The Benchmark is designed to track the performance of listed real estate companies and real estate investment trusts worldwide.	
<b>Benchmark</b>	FTSE EPRA/NAREIT Developed Index (hedged to Australian dollars) NTR ('Benchmark')	
<b>Suggested investment timeframe</b>	3 - 5 years	
<b>Standard risk measure</b>	6	
<b>Risk level</b>	High. The likelihood of the value of your investment going down over the short term is relatively high compared to investments in funds investing in other types of assets such as fixed interest or cash. See section 4 "Risks of managed investment schemes" for further information.	
<b>Investor suitability</b>	The Fund is designed for Australian wholesale investors seeking exposure to a diversified portfolio of global property securities with the potential for capital growth over the medium to long term.	
<b>Investment style and approach</b>	<p>The Fund invests primarily in a range of global property securities.</p> <p>The Fund's portfolio is actively managed by a specialist global property securities team with a focus on entities engaged in the ownership, management or development of income-producing real estate assets. Size and liquidity levels are also critical selection criteria.</p> <p>Investments denominated in foreign currencies are hedged into Australian dollars.</p> <p>Global property securities include publicly traded securities of real estate investment trusts and companies principally engaged in the real estate industry.</p>	
<b>Fund assets</b>	The Fund may invest in:	
	<b>Asset class</b>	<b>Constraints (as % of the Fund's NAV)</b>
	Global property securities	<ul style="list-style-type: none"> <li>Maximum/minimum exposure to securities within the index is +/-5% of the index weighting. This means that if a particular security represents 3% of the index, this security will represent between 0% and 8% of the NAV of the Fund.</li> <li>Up to 5% in any individual security not included in the index.</li> </ul>
	Cash and short-term debt securities	<ul style="list-style-type: none"> <li>0%-5%</li> <li>Higher cash levels up to but not exceeding 25% may be held if considered appropriate, given market conditions.</li> </ul>
	<p>Derivatives, such as swaps, futures and options, may be used for hedging and for the efficient management of the Fund's portfolio, but are not intended to be used to gear (leverage) the Fund.</p> <p>The Fund may invest in positions in common and preferred equity securities, debt securities, convertible securities, exchange traded funds, American depository receipts, and related securities.</p> <p>Any investment in emerging markets will be included in the emerging market debt sector regardless of the credit rating or whether it can be classified in another asset sector.</p> <p>The asset allocation is only a target, actual allocations can change within the ranges significantly and sometimes quickly.</p>	

We reserve the right to terminate the Fund or change the Fund's investment objectives (including the Benchmark, asset allocation and investment style and approach) and/or replace the Investment Manager at any time, in some instances, without prior notice. We will inform investors of any material changes to the Fund.

### Labour, environmental, social and ethical ('ESG') considerations

The Investment Manager incorporates ESG considerations into their investment process. As a signatory to the Principles for Responsible Investing since 2010, the Investment Manager adopts a responsible investment policy and considers ESG issues as part of the investment process. The policy does not cover specific ESG issues, rather each issue is addressed on a case-by-case, security-level analysis. The policy is available publicly on the Investment Manager's website at <https://www.principalam.com/au/about-us/sustainable-investing>.

### Fund performance

The latest available information on the performance of the Fund will be available at [www.principalam.com/au](http://www.principalam.com/au) or by calling PGI Australia on +61 2 8226 9000. A free paper copy of this information is available on request.

You should read the important information about how we invest your money and standard risk measures before making a decision. Go to the 'Other information' section of the AIG, which is available at [www.principalam.com/au](http://www.principalam.com/au).

The material relating to how we invest your money or standard risk measures in the AIG may change between the time you read this PDS and the day you acquire the product.

## 6 Fees and costs

### DID YOU KNOW?

Small differences in both investment performance and fees and costs can have a substantial impact on your long term returns.

For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower fees. Ask the fund or your financial adviser.

### TO FIND OUT MORE

If you would like to find out more, or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC)** Moneysmart website ([www.moneysmart.gov.au](http://www.moneysmart.gov.au)) has a managed funds fee calculator to help you check out different fee options.

This section shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the assets of the managed investment scheme as a whole. Taxes are set out in another part of this document.

You should read all the information about fees and costs because it is important to understand their impact on your investment. Information in the following table can be used to compare costs between different managed investment schemes.

#### Fees and costs summary

##### Principal Global Property Securities Fund

Type of fee or cost <sup>1,2</sup>	Amount <sup>3</sup>	How and when paid
<b>Ongoing annual fees and costs</b>		
<i>Management fees and costs</i> The fees and costs for managing your investment	Management fees and costs of 1.0000% p.a. comprised of: 1. Management fee of 1.0000% p.a. of the NAV <sup>4</sup> . 2. Estimated indirect management fees and costs* of 0% p.a. of the NAV. 3. Estimated expense recovery of 0% p.a. of the NAV.	1. Calculated on the NAV of the Fund and accrued daily and reflected in the unit price. The fee is paid monthly in arrears from the assets of the Fund. 2. Indirect costs are variable and generally deducted from the assets of the Fund as and when incurred. They are reflected in the unit price. 3. Expense recoveries are generally deducted from the assets of the Fund as and when incurred and reflected in the unit price of the Fund. All expenses of the Fund are covered by the management fee at no additional charge to you.
<i>Performance fees</i> Amounts deducted from your investment in relation to the performance of the product	Nil	Not applicable.
<i>Transaction costs*</i> The costs incurred by the scheme when buying or selling assets	Estimated to be 0.0670% p.a. of the NAV.	These costs are expressed net of any amount recovered by the buy-sell spread and are generally deducted from the assets of the Fund as and when incurred.
<b>Member activity related fees and costs (fees for services<sup>2</sup> or when your money moves in or out of the Principal Global Property Securities Fund)</b>		
<i>Establishment fee</i> The fee to open your investment	Nil	Not applicable.
<i>Contribution fee</i> The fee on each amount contributed to your investment	Nil	Not applicable.
<i>Buy-sell spread</i> An amount deducted from your investment representing costs incurred in transactions by the scheme	Estimated to be 0.15% of the application amount on application and 0.15% of the withdrawal amount on withdrawal.	The buy-sell spread is deducted from the application amount received from, or the withdrawal amount to be paid to, applicants and withdrawing unit holders respectively at the time of the relevant application or withdrawal. Retained by the Fund.
<i>Withdrawal fee</i> The fee on each amount you take out of your investment	Nil	Not applicable.

## Fees and costs summary

### Principal Global Property Securities Fund

<i>Exit fee</i> The fee to close your investment	Nil	Not applicable.
<i>Switching fee</i> The fee for changing investment options	Nil	Not applicable.

<sup>1</sup> Unless otherwise stated, all fees quoted in this PDS are quoted on a GST inclusive basis, net of any reduced input tax credits.

<sup>2</sup> Additional fees may apply. Refer to 'Additional explanation of fees and costs' in this section for more information.

<sup>3</sup> These amounts reflect the Responsible Entity's reasonable estimate at the date of this PDS based on the costs incurred in the previous financial year.

<sup>4</sup> The management fee can be negotiated with Wholesale Clients. Refer to 'Differential fees' section below under the heading 'Additional explanation of fees and costs'.

\*Any item marked with an asterisk (\*) is an estimate.

## Example of annual fees and costs for the Principal Global Property Securities Fund

This table gives an example of how the ongoing annual fees and costs for the Principal Global Property Securities Fund can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

EXAMPLE - Principal Global Property Securities Fund		BALANCE OF \$500,000 WITH A CONTRIBUTION OF \$5,000 DURING YEAR
Contribution fees	Nil	For every additional \$5,000 you put in you will be charged <b>\$0</b>
<b>PLUS</b> Management fees and costs <sup>1*</sup>	1.0000% p.a.	<b>And</b> , for every \$500,000 you have in the Principal Global Property Securities Fund you will be charged or have deducted from your investment <b>\$5,000</b> each year
<b>PLUS</b> Performance fees	0% p.a.	<b>And</b> , you will be charged or have deducted from your investment <b>\$0</b> in performance fees each year
<b>PLUS</b> Transaction costs*	0.0670% p.a.	<b>And</b> , you will be charged or have deducted from your investment <b>\$335</b> in transaction costs each year
<b>EQUALS</b> Cost of Principal Global Property Securities Fund*		If you had an investment of \$500,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of: <b>\$5,335</b> <sup>2</sup> <b>What it costs you will depend on the investment option you choose and the fees you negotiate</b>

<sup>1</sup> The management fees and costs reflect the Responsible Entity's reasonable estimate at the date of this PDS for the current financial year. Returns are not guaranteed.

<sup>2</sup> Additional fees may apply. This example does not take into account other fees and costs that may apply. Please refer to the 'Additional explanation of fees and costs' in this section and the AIG for an explanation of all additional fees and costs that may apply to you.

\*Any item marked with an asterisk (\*) is an estimate.

When calculating ongoing annual fees and costs in this table, the law says we must assume that the value of your investment remains at \$500,000 and the Principal Global Property Securities Fund value does not fluctuate. The example above assumes that the \$500,000 is invested for the entire year, the value of the investment is constant over the year and that the additional \$5,000 is invested at the end of the year. Therefore, management fees and costs are calculated using the \$500,000 balance only. Ongoing fees and costs actually incurred will depend on the market value of your investment and the timing of your contributions (including any reinvestment of distributions). The example assumes no abnormal expenses are incurred, no service fees are charged and that fees are not individually negotiated. Any adviser fees payable are in addition to the fees described in this table. Contact your financial adviser for information about any adviser fees that may apply. Totals may appear incorrect due to rounding.

**Warning:** Additional fees may be paid to a financial adviser if a financial adviser is consulted, refer to the Statement of Advice provided by the financial adviser in which details of the fees are set out.

## Additional explanation of fees and costs

### Differential fees

We may negotiate different fee arrangements, such as fee rebates, waivers or reductions, with Wholesale Clients. Such arrangements would be subject to individual negotiation and compliance with the legal and regulatory requirements.

### Changes to fees

We may introduce or change fees in this PDS (including increasing fees up to the maximum set out in the Constitution) without your consent. However, we won't increase our management fees or the basis for charging our performance fees, or introduce any new fees, without giving you at least 30-days' written notice. Management costs, actual performance fees charged and transaction costs may vary each year without notice.

### ASIC fee calculator

To calculate the effect of fees and costs on your account balance, you can use the calculator provided by ASIC at [www.moneysmart.gov.au](http://www.moneysmart.gov.au).

You should read the important information about fees and costs before making a decision. Go to the 'Fees and costs' section of the AIG, which is available at [www.principalam.com/au](http://www.principalam.com/au).

The material relating to fees and costs may change between the time when you read this PDS and the day when you acquire the product.

## 7 How managed investment schemes are taxed

**Warning:** Investing in the Fund is likely to have tax consequences. Australian tax laws are complex and subject to change. The tax comments below are only relevant for Australian resident investors that hold their interests in the Fund on capital account. Further, they may not be relevant for investors that are subject to special tax rules such as banks, insurance companies, managed investment trusts, tax exempt organisations and dealers in securities. We strongly advise you to seek professional tax advice before making a decision to invest.

The Fund is an Australian resident for tax purposes and does not pay tax on behalf of its investors. Australian resident investors are assessed for tax on any income and capital gains generated

by the Fund to which they become presently entitled or for tax on any income and capital gains attributed to them under the Attribution Managed Investment Trust ('AMIT').

You should read the important information about taxation before making a decision. Go to the 'How managed investment schemes are taxed' section of the AIG, which is available at [www.principalam.com/au](http://www.principalam.com/au).

The material relating to taxation in the AIG may change between the time when you read this PDS and the day when you acquire the product.

## 8 How to apply

### Paper form application

You can complete a paper application form that can be downloaded from [www.principalam.com/au](http://www.principalam.com/au). Upon completion of the paper form, mail your application along with necessary certified supporting documents to the Unit Registry at the following address:

Ironbark Asset Management (Fund Services) Limited  
C/- State Street Australia Limited - Unit Registry  
Level 14, 420 George Street  
Sydney NSW 2000

### Application money

Application monies can be transferred electronically or by cheque by:

- attaching your cheque payable to "Ironbark Asset Mgmt Apps Account <name of investor>", or
- making payment by direct deposit (see details in the Application Form),

Please note that cash cannot be accepted.

### Who can invest?

Investors can be individuals, joint investors, trusts, clubs and associations, partnerships and companies or the trustee(s) of a self managed superannuation fund. Applicants who are individuals must be 18 years of age or over.

Investors investing through an IDPS should use the application form provided by the operator of the IDPS.

### Cooling-off period

No cooling-off period applies if you are a Wholesale Client. The right to cool-off may not apply if you are an Indirect Investor, even if you are a retail client. Indirect Investors should seek

advice from their IDPS operator or consult the IDPS guide or similar type document as to whether cooling-off rights apply.

### Enquiries and complaints

If you have any enquiries regarding the Fund, please contact PGI Australia at [contactpgi@principal.com](mailto:contactpgi@principal.com) for more information.

Ironbark has an established procedure for dealing with complaints. If an investor has a complaint, they can contact the Responsible Entity during business hours, using contact details provided in this PDS. If you make a complaint to us, the complaint will be acknowledged, and we will use reasonable endeavours to resolve your complaint within 30 days.

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority ('AFCA'):

Online: [www.afca.org.au](http://www.afca.org.au)  
Email: [info@afca.org.au](mailto:info@afca.org.au)  
Phone: 1800 931 678  
Mail: Australian Financial Complaints Authority  
GPO Box 3, Melbourne VIC 3001

AFCA provides fair and independent financial services complaint resolution that is free to consumers.

If you are investing through an IDPS, then enquiries and complaints should be directed to the operator of the IDPS.