

INDEX PROPERTY SECURITIES

INVESTMENT OPTION PROFILE

Investment objective

- To provide long term capital growth together with tax advantaged income through investment in Australian property securities with a total investment return (before fees and taxes) that tracks the benchmark.

Investment strategy

- Invests in a wide range of Australian property securities listed or expected to be listed on the Australian Securities Exchange which are included in the benchmark.

About the investment manager

- Advance has a dynamic knowledge base with over 34 years investment experience and diverse range of academic qualifications, industry-recognised certifications and continued professional development.
- Backed by a wealth of experience, expertise and rigorous investigation, Advance offers a range of diversified managed funds and access to some of the world's best investment managers.

Investment option facts¹

| | |
|--|--|
| APIR – Super & Transition to Retirement (TTR) ² | BTA5401AU |
| APIR – Retirement ² | BTA5704AU |
| Investment Manager | Advance Asset Management Limited (Advance) |
| Underlying Fund ³ Inception Date | 31 May 1999 |
| Investment Option Start Date | Super & TTR 23 July 2018 Retirement 10 Dec 2018 |
| Investment Type | Australian Property |
| Minimum Investment Timeframe | 5 years |
| Standard Risk Measure | 7 – Very high |
| Benchmark | S&P/ASX 300 A-REIT Accumulation Index |

Target asset allocation¹

| Asset Type | NP ⁴ (%) | Range (%) |
|---------------------|---------------------|-----------|
| Australian Property | 100 | 90 – 100 |
| Cash | 0 | 0 – 10 |

¹ Refer to the Product Disclosure Statement of the relevant Super Product for more information, a copy is available at bt.com.au or by calling 132 135.

² TTR and Retirement investment options are available only in BT Super for Life.

³ The investment option invests in the Underlying Fund, being BT Property Securities Index Fund (ADV0060AU).

⁴ NP refers to the Neutral Position, the starting point of asset allocation decisions.

INVESTMENT PROCESS

Advance Asset Management follows the following four step investment process for its single sector funds:

1. Sector structuring

For this part of the investment process, the investment manager considers how best to obtain exposure to the underlying asset class of the fund. This process includes research into the unique features of the asset class, the dynamics and associated risks, and consideration to the attractiveness of fee to alpha trade-offs.

2. Manager selection

The investment manager then researches, selects and blends fund managers from around the world. Then regularly monitors and scrutinises these fund managers.

3. Manager portfolio construction

Consideration of the role each strategy plays within a broader investment portfolio and how each strategy could contribute to the risk and return characteristics for a total multi-manager portfolio is central to the portfolio construction approach.

- The Head of and Portfolio Manager oversee analysis conducted by the quantitative analytics team using various quantitative tools and techniques.
- Final portfolio construction is a balance of the skill, judgement and experience of the team with due consideration of the results of the quantitative analysis.

4. Monitor and review

Each investment portfolio is subject to an intensive ongoing review process to ensure they are optimally positioned at all times.

For more information on this investment option

Performance Figures [BT Super: https://www.bt.com.au/btsuperpastperformance](https://www.bt.com.au/btsuperpastperformance)

Super for Life: <https://www.bt.com.au/sflpastperformance>

Super for Life - Westpac Group Plan: (Available via online banking)

Investment Guide [BT Super: https://www.bt.com.au/investmentguide](https://www.bt.com.au/investmentguide)

Super for Life: <https://www.bt.com.au/btsfl-aib>

Super for Life - Westpac Group Plan: (Available via online banking)

Unit Prices* <https://www.bt.com.au/unit-prices>

Fees & Costs* <https://www.bt.com.au/feescosts>

Buy-Sell Spread* <https://www.bt.com.au/buy-sellspread>

*For BT Super for Life Westpac Group Plan members, access via online banking.

For more information

bt.com.au | 132 135 | GPO Box 3958 Sydney NSW 2001

This document has been prepared by BT Funds Management Limited ABN 63 002 916 458 AFSL 233724 ('BTFM') and is current as at February 2023. This information does not take into account your personal objectives, financial situation or needs and so you should consider its appropriateness, having regard to these factors before acting on it. This document provides an overview or summary only and it should not be considered a comprehensive statement on any matter or relied upon as such. BTFM is the trustee and the issuer of BT Super, BT Super for Life and BT Super for Life – Westpac Group Plan (collectively, the Super Products), which are all part of Retirement Wrap ABN 39 827 542 991. Advance Asset Management Limited ABN 98 002 538 329 AFSL 240902 ('Advance') is the responsible entity and issuer of the BT Property Securities Index Fund ARSN 086 513 886 ('Underlying Fund'). A Product Disclosure Statement (PDS) is available for each of the Super Products and the Underlying Fund and can be obtained by calling 132 135, or visiting bt.com.au. You should obtain and consider the relevant PDS before deciding whether to acquire, continue to hold or dispose of interests in any of the Super Products and the Underlying Fund. Index Property Securities is an investment option that is available through the Super Products. BTFM and Advance are subsidiaries of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714 (Westpac). An investment in any of the Super Products or the Underlying Fund is not an investment in, deposit with or any other liability of Westpac or any other company in the Westpac Group. It is subject to investment risk, including possible delays in repayment of withdrawal proceeds and loss of income and principal invested. Westpac and its related entities do not stand behind or otherwise guarantee the capital value or investment performance of any of the Super Products or the Underlying Fund.