

Macquarie True Index Listed Property Fund

Target Market Determination – 15 July 2025 (Version 5)

ARSN 093 394 515

APIR code MAQ0219AU



Issuer: Macquarie Investment Management Australia Limited
ABN 55 092 552 611 AFSL No. 238321

Important note

This Target Market Determination (**TMD**) describes the class of consumers that comprise the target market for the Fund, along with the distribution conditions, the review triggers and periods, and certain other information. It forms part of Macquarie Investment Management Australia Limited's design and distribution framework. Distributors must take reasonable steps that will, or are reasonably likely to, result in distribution of the Fund being consistent with the most recent TMD (unless the distribution is excluded conduct).

This document is not a product disclosure statement and is not a complete summary of the Fund's features or terms. This document does not take into account the investment objectives, financial situation or needs of any person. In deciding whether to acquire or continue to hold an investment in the Fund, a consumer should consider the Fund's product disclosure statement, available on our website at macquarie.com/mam/pds or by contacting us on 1800 814 523. This information is intended for recipients in Australia only.

Important terms used in this TMD are defined in the 'TMD Definitions' available at macquarie.com/mam/tmd. Capitalised terms have the meaning given to them in the Fund's product disclosure statement, unless otherwise defined. References to **the Act** are to the Corporations Act 2001 (Cth).

Other than Macquarie Bank Limited ABN 46 008 583 542 (**Macquarie Bank**), any Macquarie Group entity noted in this material is not an authorised deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). The obligations of these other Macquarie Group entities do not represent deposits or other liabilities of Macquarie Bank. Macquarie Bank does not guarantee or otherwise provide assurance in respect of the obligations of these other Macquarie Group entities. In addition, (a) the investor is subject to investment risk including possible delays in repayment and loss of income and principal invested, and (b) none of Macquarie Bank or any other Macquarie Group entity guarantees any particular rate of return on or the performance of the investment, nor do they guarantee repayment of capital in respect of the investment.

TARGET MARKET SUMMARY

The Fund is designed for consumers who:

- are seeking capital growth and income distribution
- are intending to use the Fund as a minor allocation or satellite allocation within a portfolio
- have a minimum investment timeframe of five years
- have a very high risk/return profile for that portion of their investment portfolio, and
- require the ability to have access to capital within one week of request.

TMD indicator key

The consumer attributes for which the Fund is likely to be appropriate have been assessed using a red and green rating methodology with appropriate colour coding.

In target market	Not in target market
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Consumer attribute definitions

Consumers should refer to the 'TMD definitions' available at macquarie.com/mam/tmd for the definitions of the consumer attributes (that is, the terms used in the 'Consumer attributes' column in the table below).

Appropriateness

The issuer has assessed the Fund and formed the view that the Fund is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market as described below. The attributes of the Fund in the 'Description of Fund including key attributes' column of the table below are consistent with the corresponding consumer attributes identified with a green rating (in the 'TMD indicator for Fund' column).

Investment products and diversification

A consumer (or class of consumer) may intend to hold a product as part of a diversified portfolio (for example, with an intended product use of minor allocation). In such circumstances, the product should be assessed against the consumer's attributes for the relevant portion of the portfolio, rather than the consumer's portfolio as a whole. For example, a consumer may wish to construct a balanced or moderate diversified portfolio with a minor allocation to growth assets. In this case, a product with a high risk/return profile may be consistent with the consumer's objectives for that minor allocation, notwithstanding that the risk/return profile of the consumer, as a whole, is medium. In making this assessment, distributors should consider all features of a product (including its key attributes). Please note that the 'Consumer's intended Fund use', which sets out the percentage of investable assets, is based on **all of the assets** that the consumer has available for investment (excluding the family home) and not, for example, only the relevant portion of assets the consumer is currently intending to invest.

DESCRIPTION OF TARGET MARKET OF FUND		
Consumer attributes Please refer to macquarie.com/mam/tmd for definitions.	TMD indicator for Fund	Description of Fund including key attributes
Consumer's investment objective		
Capital growth	In target market	The Fund provides exposure to the performance of the S&P/ASX 200 A-REIT (TR) Index (Index) and is designed to generate a return equal to the Index returns (True Indexing). The Fund achieves this by: - investing in shares, derivatives (including options, futures, warrants and forwards) and cash, either directly or through underlying funds managed by members of the Macquarie Group (Underlying Investments) with the aim of providing exposure that closely resembles the exposure of the Index, and - entering into a swap agreement with Macquarie Financial Limited (Swap Counterparty). If the Underlying Investments outperform the Index, the Swap Counterparty receives this outperformance. If the Underlying Investments underperform the Index, the Swap Counterparty compensates the Fund to the extent of the underperformance (True Index Swap). The Fund has the following key attributes: - Provides passive exposure to Australian property securities with no management fee while True Indexing applies. - Designed to result in pre-tax returns that equal the returns provided by the Index. - Although the Fund will generally seek to distribute any net income on a quarterly basis, consumers should be aware that the amount of each distribution may vary or no distribution may be payable in a distribution period.
Capital preservation	Not in target market	
Income distribution	In target market	
Consumer's intended Fund use (as percentage of assets available for investment excluding family home)		
Solution/Standalone (Up to 100%) May hold investment as up to 100% of total investable assets	Not in target market	The Fund aims to provide pre-tax returns that equal the return of the Index by investing in the Underlying Investments and entering into the True Index Swap. Asset allocation Australian property securities¹ 100% ¹ The asset class refers to the asset class to which the Fund has economic exposure. A portion of the Underlying Investments may be allocated to cash for liquidity purposes. The Fund's portfolio diversification has been assessed as 'Low' as it provides exposure to a small number of holdings in a single asset class, being Australian property securities. Please refer to macquarie.com/mam/tmd for definitions.
Major allocation (Up to 75%) May hold investment as up to 75% of total investable assets	Not in target market	
Core component (Up to 50%) May hold investment as up to 50% of total investable assets	Not in target market	
Minor allocation (Up to 25%) May hold investment as up to 25% of total investable assets	In target market	
Satellite allocation (Up to 10%) May hold investment as up to 10% of total investable assets	In target market	

Consumer's investment timeframe		
Minimum investment timeframe	Five years	Suggested minimum investment timeframe for Fund: Five years
Consumer's risk (ability to bear loss) and return profile		

The Fund's risk profile is assessed by taking into consideration the Standard Risk Measure (**SRM**) for the Fund, as disclosed in Section 5 of the Fund's product disclosure statement, and other indicators of risks which consider the potential frequency and size of negative returns.

Please refer to Section 4 of the Fund's product disclosure statement for more information on the risks of an investment in the Fund.

Low	Not in target market	The Fund provides exposure to the performance of the S&P/ASX 200 A-REIT (TR) Index and is designed to generate a return equal to the Index returns.
Medium	Not in target market	The Fund has a very high risk and return profile. For the relevant part of the consumer's portfolio, the consumer:
High	Not in target market	• has a very high risk appetite • can accept very high volatility and potential losses, and • seeks to maximise returns (typically over a medium or long timeframe).
Very high	In target market	The Fund has been assigned an SRM of 7; that is, it is estimated to experience 6 or greater negative annual returns over any given 20-year period.

Consumer's need to access capital		
Within one week of request	In target market	Consumers can generally request to redeem all or part of their investment in the Fund by 12.00pm Sydney time on a Business Day. Redemption proceeds will generally be paid within five Business Days after we accept the redemption request.
Within one month of request	In target market	However, in some circumstances, such as where there is a suspension of redemptions, consumers may not be able to redeem their investment within the usual period or at all. For example, we may be required to suspend redemptions from the Fund (including indefinitely) where the Fund is no longer 'liquid', as defined in the Corporations Act. While the Fund is not liquid, we may, at our discretion, offer consumers the ability to redeem (wholly or partly) from the Fund but only if there are assets available that are able to be converted to cash to meet redemptions under the offer. Consumers should read the product disclosure statement for the Fund for further information on the potential for non-acceptance or delay of redemptions or a delay between receipt of a redemption request and payment of redemption proceeds
Within three months or more of request	In target market	
At issuer's discretion	In target market	

DISTRIBUTION CONDITIONS/RESTRICTIONS	
Channel	Distribution condition
Platform providers	Only available for distribution through a platform if the platform provider has an arrangement with the issuer governing their relationship with the issuer.
Advisers	Only available for distribution with the assistance of a dealer group and/or an adviser if the dealer group and/or adviser is registered with the issuer and has satisfied themselves that the Fund, or a portfolio that the Fund would form part of, is suitable for the consumer.
Issuer	Only available for direct distribution if the application includes the results of the consumer's use of the issuer's website filtering system and the relevant Fund that the consumer wishes to invest in is included in the results.

REVIEW TRIGGERS

- Material change made to the Fund's key attributes, investment objective and/or fees
- Material deviation from the Fund's benchmark/objective over sustained period
- Fund's key attributes have not performed as disclosed by a material degree and for a material period
- Issuer determines a significant dealing in the Fund outside of the target market has occurred
- Issuer receives a material or unexpectedly high number of complaints (as defined in section 994A(1) of the Act) about the Fund or its distribution
- Use of Product Intervention Powers, regulator orders or directions that affect the Fund

MANDATORY TMD REVIEW PERIODS

Review period	Maximum period for review
Initial review	N/A – Initial review has already occurred
Subsequent review	Annually

DISTRIBUTOR REPORTING REQUIREMENTS

Reporting requirement	Reporting period	Which distributors this requirement applies to
Complaints (as defined in section 994A(1) of the Act) relating to the Fund. The distributor should provide all the content of the complaint, having regard to privacy.	As soon as practicable but no later than ten business days following end of calendar quarter	All distributors
Details of any significant dealing in the Fund outside of the target market (where a significant inconsistent dealing is determined in the same way as for section 994F(6) of the Act). Please refer to macquarie.com/mam/tmd for further detail.	As soon as practicable but no later than ten business days after distributor becomes aware of the significant dealing outside of the target market	All distributors
Any information the issuer reasonably requires in order to assess the distributor's arrangements for compliance with Part 7.8A of the Act and/or to identify promptly whether a review trigger or other similar event or circumstance has occurred.	Within ten business days after distributor receives notice of the required information	All distributors

Distributors must report required information to Macquarie Investment Management Australia Limited by email to MAMDDO@macquarie.com.

For more information, call us on 1800 814 523, email mam.clientservice@macquarie.com or visit [macquarie.com/mam/tmd](https://www.macquarie.com/mam/tmd).

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