

Macquarie Australian Listed Real Estate Fund

Target Market Determination – 10 June 2025 (Version 4)

ARSN 087 397 420



Issuer: Macquarie Investment Management Australia Limited

ABN 55 092 552 611 AFSL No. 238321

Class of units	APIR code
Class A Units	AMP0255AU
Class O Units	AMP0269AU

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 aims to provide total returns (income and capital growth) after costs and before tax above the S&P/ASX 200 A-REIT Accumulation Index on a rolling 12-month basis. The Fund provides exposure to a diversified portfolio of primarily Australian real estate investment trusts and real estate related securities that are listed, or about to be listed, on the Australian Securities Exchange. Investment is diversified across property industry sectors including retail, office, industrial and other property related sectors. The Fund may also provide exposure to real estate securities listed on offshore exchanges, where these investments are seen to add value and it is consistent with the Fund's investment objectives. The Fund has the following key attributes:						
Capital preservation	Not in target market	The Fund has the following key attributes: - Provides exposure to a diversified portfolio of primarily Australian real estate investment trusts and real estate related securities listed, or about to be listed, on the Australian Securities Exchange. - Provides exposure to an actively managed strategy using a bottom-up approach with a strong focus on valuation-based stock selection methodology. - Potential for regular income and some capital growth. - Potential for enhanced returns through fundamental research and active management. - 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.						
Income distribution	In target market	- Potential for regular income and some capital growth. - Potential for enhanced returns through fundamental research and active management. - 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.						
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 provides exposure to a diversified portfolio of primarily Australian real estate investment trusts and real estate related securities that are listed, or about to be listed, on the Australian Securities Exchange. Investment is diversified across property industry sectors including retail, office, industrial and other property related sectors. The Fund may also provide exposure to real estate securities listed on offshore exchanges, where these investments are seen to add value and it is consistent with the Fund's investment objectives. Asset allocation¹ <table><tr><td>Australian real estate securities</td><td>80% – 100%</td></tr><tr><td>International real estate securities</td><td>0% - 20%</td></tr><tr><td>Cash²</td><td>0% – 10%</td></tr></table>	Australian real estate securities	80% – 100%	International real estate securities	0% - 20%	Cash ²	0% – 10%
Australian real estate securities	80% – 100%							
International real estate securities	0% - 20%							
Cash ²	0% – 10%							
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	1 The above ranges are indicative only. The Fund will be rebalanced within a reasonable period of time should the exposure move outside these ranges. 2 The Fund is expected to be fully invested. A portion of the portfolio may be allocated to cash for liquidity purposes.						
Minor allocation (Up to 25%) May hold investment as up to 25% of total investable assets	In target market	The Fund's portfolio diversification has been assessed as 'Low' as it provides exposure to a narrow asset class, being primarily Australian listed real estate securities. Please refer to macquarie.com/mam/tmd for definitions.						
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
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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 aims to provide total returns (income and capital growth) after costs and before tax above the S&P/ASX 200 A-REIT Accumulation Index on a rolling 12-month basis.
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 1.00pm 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	(Applicable for Class A and Class O Units) Only available for distribution through a platform if the platform provider has an arrangement with the issuer governing their relationship with the issuer.
Advisers	(Applicable for Class A and Class O Units) 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.

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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