

Mercer Listed Property Portfolio

The Mercer Investment Trusts New Zealand are available only to wholesale investors in New Zealand.

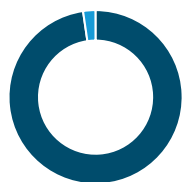
Investment strategy

The Portfolio invests in listed property securities using either a single manager or multi-manager approach. Returns are hedged back to NZD.

Investment objective

To outperform the notional return of the benchmark portfolio over the medium to long term.

Asset breakdown as at 31/12/2024*



- Listed Property Shares **97.7%**
- Cash **2.3%**

Sector breakdown as at 31/12/2024*



- Specialized REITs **21.1%**
- Residential REITs **15.8%**
- Health Care REITs **14.7%**
- Retail REITs **13.6%**
- Industrial REITs **12.4%**
- Other **22.4%**

Regional breakdown as at 31/12/2024*



- US **66.7%**
- Europe ex UK **8.7%**
- Australia & NZ **6.7%**
- UK **5.9%**
- Japan **5.7%**
- Other **6.2%**

Fund facts

Overview	
Fund size (NZD)	\$180.04m
Minimum initial investment (NZD)	\$750,000
Management fees	1.05%
Other management and admin charges [^]	0.01%
Buy/sell spread (%)	0.17 / 0.17
Benchmark	FTSE EPRA/NAREIT Global Real Estate Index with net dividends reinvested (100% hedged to NZD on an after-tax basis)

[^]Additional fees and charges may apply. Refer to the Information Memorandum (IM) for more details.

Performance

	3m	1y	3y	5y	7y	10y
Total net return	-11.4%	-0.5%	-7.9%	-1.9%	1.2%	2.7%
Total gross return	-11.0%	0.8%	-6.5%	-0.5%	2.6%	4.1%
Benchmark	-11.3%	-0.6%	-7.1%	-2.4%	0.3%	1.9%

Past performance is not a reliable indicator of future performance. Yearly returns are annualised and assume distributions are reinvested. Gross returns are before tax and before the deduction of fees and costs. Net returns are before tax but net of fees and costs. External fund manager data may be lagged. Certain data included has been sourced from third-party providers. Where any performance variance exists between the client statements and this factsheet arises, refer to client statements.

*Breakdowns are for illustrative purposes only. Percentages may not always add up to 100% owing to derivatives, currencies or rounding.

Top Managers by weight as at 31/12/2024

Principal Asset Management	59.6%
Resolution Capital Global Property	40.4%

Top 10 Holdings as at 31/12/2024

WELLTOWER INC	7.2%
EQUINIX INC	7.1%
VENTAS INC	4.6%
DIGITAL REALTY TRUST INC	4.3%
PROLOGIS INC	3.9%
EQUITY RESIDENTIAL	3.1%
INVITATION HOMES INC	2.4%
EXTRA SPACE STORAGE INC	2.4%
AVALONBAY COMMUNITIES INC	2.4%
MITSUI FUDOSAN CO LTD	2.4%



Investment managers

Mercer selects investment managers for the fund, drawing on our extensive research network to establish a combination of specialist managers.



Sustainable investment approach

Our approach to sustainable investment (found [here](#)), as outlined in the Sustainable Investment Policy, also plays an important role in manager selection, appointment and monitoring.



Investment philosophy

Mercer's investment approach is governed by a set of guiding principles across governance, risks and value – with our clients' objectives at the core. Find out more [here](#).

Further fund-specific information can be found [here](#).

For more information: Please contact your financial adviser or:



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Disclaimers

Important information

Trustees Executors Limited (TEL) is the Trustee of the Mercer Investment Trusts New Zealand (MITNZ). Mercer (N.Z.) Limited (Mercer) has prepared and published this Report. Investors should be aware that the value of an investment in any of the MITNZ investment options may rise and fall from time to time and that neither TEL nor Mercer guarantees the investment performance, earnings or return of capital invested in any of the MITNZ investment options. To invest in the MITNZ, you will need to complete an application form included in, or accompanying, a current MITNZ Information Memorandum which is issued by, and available from Mercer.

The information contained in this report is of a general nature only and does not take into account the personal objectives, financial situation or needs of individual investors. It is important that you consider these matters, read the MITNZ Information Memorandum and obtain advice from an appropriately qualified financial adviser before making any investment decision. The investment returns shown for the MITNZ throughout this report do not take into account the unique characteristics that apply to each investor (such as timing of cash flow). As a result, the actual investment returns applying to a particular investor may differ from the investment returns shown in this report. You should also remember that past performance should not be relied upon as an indicator of future performance. All services provided in this report are delivered strictly on the basis of advice to a wholesale client in terms of the Financial Markets Conduct Act 2013.

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