

# Ironbark DWS Global (ex-Australia) Property Securities Fund

## BENCHMARK

FTSE EPRA NAREIT Developed Rental ex-Australia Index (hedged to \$A, total return, net of withholding tax)

## OBJECTIVE

Seeks to outperform its benchmark, after fees, over rolling three-year periods.

## APIR

MGL0010AU

## ARSN

110 908 793

## INCEPTION DATE

20 October 2004

## FUND SIZE

\$136.2m

## EXIT PRICE

\$1.2093

## Net performance (%)

	1 month	3 months	1 year	3 years p.a.	5 years p.a.	7 years p.a.	10 years p.a.	Since inception p.a.
<b>Fund</b>	<b>7.99</b>	<b>8.18</b>	<b>9.67</b>	<b>7.53</b>	<b>3.46</b>	<b>3.14</b>	<b>4.44</b>	<b>6.07</b>
Benchmark <sup>1</sup>	6.91	7.81	10.75	6.74	3.22	2.02	3.83	6.09
<i>Active</i>	<i>1.08</i>	<i>0.37</i>	<i>-1.08</i>	<i>0.79</i>	<i>0.24</i>	<i>1.12</i>	<i>0.61</i>	<i>-0.02</i>

## Top overweight stocks<sup>2</sup>

Stock	Country
Extra Space Storage	United States
Host Hotels & Resorts	United States
Realty Income	United States
Brixmor Property	United States
Equity Residential	United States

## Top underweight stocks<sup>2</sup>

Stock	Country
Public Storage	United States
VICI Properties	United States
AvalonBay Communities	United States
Essex Property Trust	United States
W. P. Carey	United States

## Top 5 monthly contributors and detractors<sup>2</sup>

Contributing stock	Country
COPT Defense Properties	United States
Rexford Industrial Realty	United States
Digital Realty Trust	United States
Alexandria Real Estate Equities	United States
Sun Communities	United States

Detracting stock	Country
Healthpeak Properties	United States
Equity LifeStyle Properties	United States
British Land Company PLC	United Kingdom
Lendlease Global Commercial REIT	Singapore
CTP N.V.	Netherlands

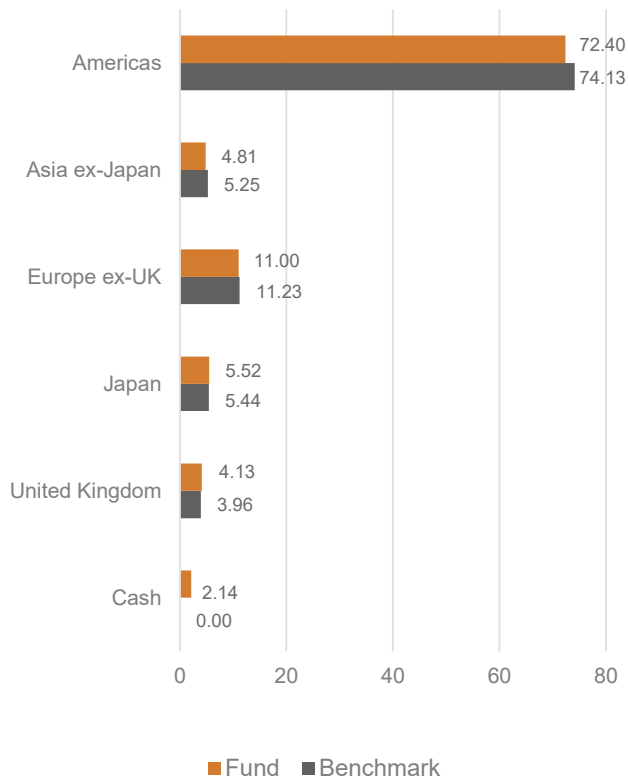
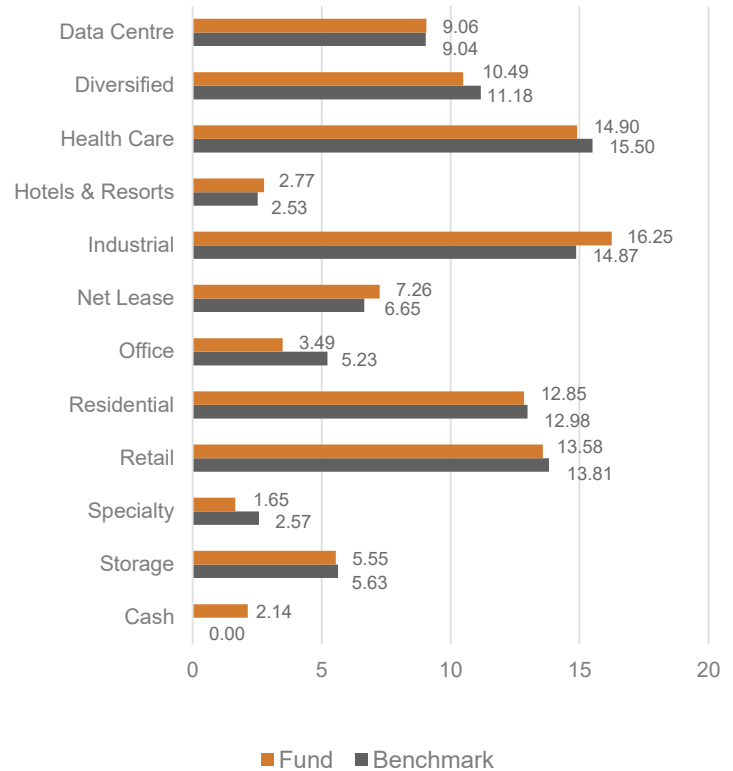
Past performance is not indicative of future performance. Net performance figures are calculated using exit prices, net of fees and reflect the annual reinvestment of distribution. Returns are rounded to two decimal places. Slight variations to actual calculations may occur. Significant investor activity can impact performance returns in a fund or of a class of a fund.

<sup>1</sup>The FTSE EPRA NAREIT Developed Rental ex-Australia Index (TR, Net of WHT Hedged to AUD) was adopted as the Fund's benchmark on 1 February 2022. Benchmark calculations from 20 October 2004 to 31 January 2015 are based on the UBS Global ex Australia Real Estate Investors Index (TR, Net of WHT Hedged to AUD) and benchmark calculations from 1 February 2015 to 31 January 2022 are based on the FTSE EPRA/NAREIT Developed ex Australia Index (TR, Net of WHT Hedged to AUD).

<sup>2</sup>Regional and country allocation is based on country of listing.

## CONTACT DETAILS

T. 1800 034 402 | E. [Client.Services@ironbarkam.com](mailto:Client.Services@ironbarkam.com) | W. [www.ironbarkam.com](http://www.ironbarkam.com)

**Regional asset allocation (%)<sup>1</sup>**

**Sector asset allocation (%)<sup>1</sup>**


<sup>1</sup>Regional and country allocation is based on country of listing. Totals may not equal due to rounding.

Issued by Ironbark Asset Management (Fund Services) Limited ABN 63 116 232 154 AFSL 298626 ('Ironbark'). Ironbark is the responsible entity for the Fund(s) referred to in this document. The relevant target market determination (TMD) and offer document for the Fund(s) is available from [www.ironbarkam.com/our-funds/](http://www.ironbarkam.com/our-funds/) or by calling Ironbark on 1800 034 402. This document contains general information only and is not intended to represent specific investment or professional advice. The information does not take into account an individual's personal financial circumstances, objectives or needs. Before making an investment decision, you should consider obtaining professional investment advice that takes into account your personal circumstances and should read the current TMD and offer document before making an investment decision to acquire or to continue to hold units in the Fund. Ironbark and its representatives believe that the information in this document is correct at the time of compilation, but no warranty of accuracy or reliability is given and no responsibility arising in any other way for errors or omissions (including responsibility to any person due to negligence) is accepted by Ironbark. To the extent permitted by law, Ironbark, its employees, consultants, advisers, officers and representatives are not liable for any loss or damage arising as a result of reliance placed on the contents of this document. While any forecasts, estimates and opinions in this material are made on a reasonable basis, actual future results and operations may differ materially from the forecasts, estimates and opinions set out in this material. No guarantee as to the repayment of capital or the performance of any product or rate of return referred to in this material is made by Ironbark. Past performance is not a reliable indicator of future performance. All currency references are shown in Australian dollars unless stated otherwise. All indices are copyrighted by and proprietary to the issuer of the index. Any investment is subject to investment risk, including delays on the payment of withdrawal proceeds and the loss of income or the principal invested. This document is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation. No part of this material may be reproduced or distributed in any manner without the prior written permission of Ironbark. © Copyright 2026 Ironbark Asset Management Pty Ltd (Ironbark) (ABN 53 136 679 420).

**CONTACT DETAILS**

T.1800 034 402 | E. Client.Services@ironbarkam.com | W. www.ironbarkam.com