SPDR® S&P®/ASX 200 Listed Property Fund

SLF

Fact Sheet
Equity

As of 31/03/2024

Key Features

- Relatively Low Cost[1]
- Tradability
- Transparency of Performance
- Diversification[2]

1 Frequent trading of ETFs could significantly increase commissions and other costs such that they may offset any savings from low fees or costs.
2 Diversification does not protect against loss.

Fund Objective

The SPDR® S&P®/ASX 200 Listed Property Fund seeks to closely track, before fees and expenses, the returns of the S&P/ASX 200 A-REIT Index.

Index Description

The S&P/ASX 200 A-REIT Index provides exposure to Australian real estate investment trusts and mortgage REITs. It represents the Property sector (GICS® Tier 1) of the S&P/ASX 200 Index.

Fund Information	
Bloomberg Code	SLF AU
Iress Code	SLF.AXW
Inception Date	15/02/2002
Index Ticker	ASA5PROP

Key Facts	
ASX Ticker	SLF
Intraday NAV	YSLF
Management Costs	0.4%
Investment Manager	State Street Global Advisors, Australia, Limited ABN 42 003 914 225
Responsible Entity	State Street Global Advisors, Australia Services Limited ABN 16 108 671 441
Distribution Frequency	Quarterly

Performance		
	Fund (%)	Index (%)
1 Month	9.62	9.70
3 Month	16.58	16.75
6 Month	35.73	36.08
1 Year	36.02	36.58
3 Year p.a.	11.06	11.44
5 Year p.a.	6.16	6.44
Since Inception p.a.	6.64	6.89

Source: SSGA, as at 31 March 2024
Fund Performance is the Total Return, representing the sum of the Growth (or Price) Return and Distribution Return.
Past Performance is not a reliable indicator of future performance.
Performance returns for periods of less than one year are not annualised and have been calculated based on changes in the net asset value of the Fund rather than the last quoted price. The Performance is shown net of management fees and costs but does not reflect the brokerage fees or the bid/ask spread that investors pay to buy and sell ETF securities on the Australian Securities Exchange. Distributions are assumed to be reinvested under the Dividend Reinvestment Program (DRP). Investment returns and principal value will fluctuate, so you may have a gain or loss when units are sold. Current performance may be higher or lower than that quoted.
The index returns are unmanaged and do not reflect the deduction of any fees or expenses. The index returns reflect all items of income, gain and loss and the reinvestment of dividends (net of withholding tax) and other income.
In the factsheets prior to July 2016 the published 'Since Inception' performance figure was calculated from month end.

Characteristics	
Number of Holdings	21
Dividend Yield	3.45%
Price/Earnings Ratio FY1	19.37
Price/Book	1.22
Hist 3 Year EPS Growth	-5.17%
Return on Equity	9.90%

Top 10 Holdings	Weight (%)
GOODMAN GROUP	37.84
SCENTRE GROUP	11.40
STOCKLAND	7.48
MIRVAC GROUP	6.03
GPT GROUP	5.67
DEXUS/AU	5.51
VICINITY CENTRES	5.34
CHARTER HALL GROUP	4.21
NATIONAL STORAGE REIT	1.96
REGION RE LTD	1.79

Sub-Industry Breakdown	Weight (%)
Industrial REITs	39.07
Diversified REITs	25.98
Retail REITs	24.69
Office REITs	5.51
Self Storage REITs	1.96
Other Specialized REITs	1.53
Multi-Family Residential REITs	1.26

Source: SSGA, as at 31 March 2024

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Information Classification: General

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ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETF's net asset value. Brokerage commissions and ETF expenses will reduce returns.
Equity securities may fluctuate in value and can decline significantly in response to the activities of individual companies and general market and economic conditions.
Companies with large market capitalizations go in and out of favor based on market and economic conditions. Larger companies tend to be less volatile than companies with smaller market capitalizations. In exchange for this potentially lower risk, the value of the security may not rise as much as companies with smaller market capitalizations.
Investing involves risk including the risk of loss of principal. Diversification does not ensure a profit or guarantee against loss. Sector ETF products are also subject to sector risk and non-diversification risk, which generally results in greater price fluctuations than the overall market.
Investing in REITs involves certain distinct risks in addition to those risks associated with investing in the real estate industry in general. Equity REITs may be affected by changes in the value of the underlying property owned by the REITs, while mortgage REITs may be affected by the quality of credit extended. REITs are subject to heavy cash flow dependency, default by borrowers and self-liquidation. REITs, especially mortgage REITs, are also subject to interest rate risk (i.e., as interest rates rise, the value of the REIT may decline).
There are risks associated with investing in Real Assets and the Real Assets sector, including real estate, precious metals and natural resources. Investments can be significantly affected by events relating to these industries. Investing involves risk including the risk of loss of principal. Diversification does not ensure a profit or guarantee against loss. Sector ETF products are also subject to sector risk and non-diversification risk, which generally results in greater price fluctuations than the overall market.
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