

Quarter ending 31 December 2025

Overview

ARSN	090 640 752
APIR	CHN0875AU
Inception Date	January 2005
Investment Timeframe	5 Years Plus
Benchmark	FTSE EPRA/NAREIT Global Developed Index Net Dividends Reinvested (hedged into AUD)
Unit Pricing	Daily
Distribution	Quarterly
Minimum Initial Investment	\$500,000
Management Cost	0.740% p.a.
Research Team	Property
Fund Size (NAV)	\$46 million
Platform	Powerwrap

Channel Investment Management Limited ACN 163 234 240 AFSL 439007 (Trustee) is the issuer of units in the JANA Global Property Trust (Trust). Additional fees may apply. Please refer to the IM for more details. Fund size reflects NAV as of reporting date.

Investment Objective

The investment performance objective of the JANA Global Property Trust is to generate a return (before fees and expenses) which exceeds the FTSE EPRA/NAREIT Global Developed Index Net Dividends Reinvested (hedged into AUD) over a rolling 5-year period.

Investment Strategy

The JANA Global Property Trust is a single manager portfolio comprised of globally listed Real Estate Investment Trusts (REITs), targeting modest alpha above the benchmark. Currency exposure is substantially hedged into AUD.

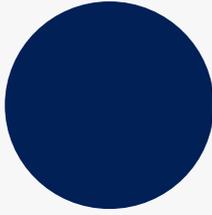
Performance

As at 31 December 2025	Quarter %	1 Year %	3 Years % p.a.	5 Years % p.a.	7 Years % p.a.	10 Years % p.a.	Since Inception % p.a.
JANA Global Property Trust	-0.2	7.5	6.6	3.4	3.1	3.5	5.5
FTSE EPRA/NAREIT Global Developed Index Net Dividends Reinvested (Hedged into AUD)	-0.2	7.5	6.0	3.1	2.9	3.3	5.9
Excess Performance	0.0	0.0	0.6	0.3	0.2	0.2	-0.4

Performance since inception as of January 2005. Performance is gross of Trust fees, expenses, and tax. Performance figures quoted are based on returns provided by the Trustee. Performance for periods of one year or more are annualised. Past performance is not indicative of future performance.

JANA Global Property Trust – Indicative Portfolio Composition

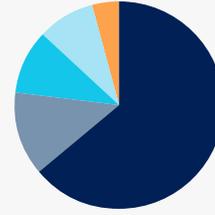
Strategies



■ Blackrock (Passive)

100%

Region



■ North America
■ Asia Pacific Ex Japan
■ Japan
■ Europe Ex UK
■ UK

64%
13%
10%
9%
4%

Source: JANA Investment Advisers' analysis. Sector and geographic composition are based on the look-through exposure of underlying strategies.

About JANA

For over 35 years, JANA has provided strategic and highly customised consulting services to investors across Australia and New Zealand. Today, we have long-standing relationships with a diverse range of clients, including charities and endowments, long service leave funds, superannuation, life, health and general insurance, universities, financial advisors, and wealth management firms.

Our approach – Depth with Difference – leverages our position as a wholly management-owned, independent asset consultant.

With a diversified client base of over 80 clients and as one of Australia's largest investment consultant, we rely on our structure, processes, tools, and in-depth experience to deliver the best results for you and your clients.

JANA Investment Trusts

JANA Investment Trusts leverage JANA's scale, expertise, and a blend of leading investment managers to assist us to deliver superior investment solutions.

Each trust is issued by a professional trustee and is appointed with highly experienced fund managers to ensure that the Trust is structured to help meet its investment objectives.

JANA Investment Trust investors include wholesale clients:

- wishing to access funds and instruments, previously only available to institutional investors;
- looking to invest into a long-term diversified portfolio of institutional assets predominantly through mandated strategies;
- wishing to access wholesale fee rates; and
- interested in gaining access to specialist product types and sectors such as Real Estate and Infrastructure.



Find out more

jana.com.au/janainvestmenttrusts

JANA
DEPTH WITH DIFFERENCE

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