JANA Real Estate Trust

JANA
DEPTH WITH DIFFERENCE

Quarter ending 30 September 2026

Overview

ARSN	643 698 917
APIR	CHN0022AU
Inception Date	March 2021
Investment Timeframe	7 Years Plus
Benchmark	Australian CPI plus 4% p.a.
Unit Pricing	Monthly
Distribution	Quarterly
Minimum Initial Investment	$500,000
Management Cost	0.550% p.a.
Research Team	Property
Fund Size (NAV)	$230 million
Platform	Contact us for platform availability

Channel Investment Management Limited ACN 163 234 240 AFSL 439007 (Trustee) is the issuer of units in the JANA Real Estate 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 Real Estate Trust is to generate a return (before fees and expenses) which exceeds the Australian Consumer Price Index (CPI) plus 4% p.a. over a rolling 7-year period.

Investment Strategy

The JANA Real Estate Trust invests in a range of diversified and specialised property related investment strategies. A primary feature and objective of the Trust is to generate stable long-term real estate returns derived from both income and capital appreciation.

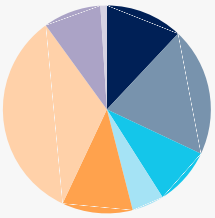
Performance

As at 30 September 2026	Quarter %	1 Year %	3 Years % p.a.	5 Years % p.a.	Since Inception % p.a.
JANA Real Estate Trust	**2.3**	**9.7**	**2.7**	**3.7**	**4.6**
Australian CPI plus 4% p.a.	3.2	8.3	7.3	8.5	8.3
Excess Performance	-0.9	1.4	-4.6	-4.8	-3.7
MSCI/Mercer Australian Property	1.8	8.8	1.1	1.9	2.9

Performance since inception as of March 2021. Performance at the Trust level is reported as Gross of trust fee, Net of underlying manager fees. Performance for periods of one year or more are annualised. Past performance is not indicative of future performance

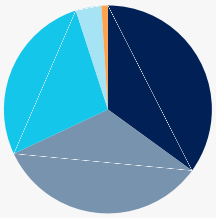
JANA Real Estate Trust – Indicative Portfolio Composition

Strategies



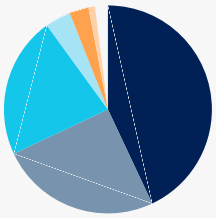
Charter Hall Convenience Retail Fund (Australian Retail)	12%
Charter Hall Prime Industrial Fund (Australian Industrial)	20%
Charter Hall Prime Office Fund (Australian Office)	9%
Dexus Healthcare Property Fund (Australian Healthcare)	5%
Dexus Strategic Investment Trust 1 – Chermside (Australian Retail)	11%
Dexus Wholesale Property Fund (Australian Diversified)	33%
Mirvac Wholesale Office Fund (Australian Office)	9%
JANA Cash Trust (Enhanced Cash)	1%

Sector



Retail	35%
Office	33%
Industrial	27%
Healthcare	4%
Other	1%

Region



NSW	43%
QLD	25%
VIC	22%
WA	4%
SA	3%
TAS	1%
Other	2%

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 consultants, 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 draw on our scale, expertise and access to leading investment managers to deliver purpose-built investment solutions.

Each Trust is issued by a professional trustee and brings together experienced fund managers, carefully selected and combined to support its investment objectives.

Who invests in JANA Investment Trusts

Our Trusts suit wholesale clients who want to:

- Access institutional-quality investments;
- Build a long-term, diversified portfolio of institutional assets, predominantly through mandated strategies;
- Access competitive fee rates; and
- Invest in specialist sectors such as real estate and infrastructure.

Find out more
jana.com.au/janainvestmenttrusts

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