Diversified Global Real Assets Fund

Key Information Sheet – 30 September 2026

The Fund is an active multi-manager, multi-strategy fund that uses a core-satellite portfolio construction philosophy to provide a diversified exposure to global property and infrastructure.

Through in-depth fund research, Specialised Private Capital selects Underlying Investment Managers for the Fund with a variety of strategies that are complementary in nature with the goal of achieving the investment objective through a diversified core-satellite portfolio. The Fund's Underlying Investment Managers will invest assets of the Fund in these strategies by having the Fund invest directly in other investment vehicles and assets.

The Fund aims to provide investors with a total investment return (after fees) that outperforms the composite benchmark consisting of 50% FTSE EPRA/NAREIT Developed Rental Index Net TR (hedged AUD) and 50% FTSE Global Core Infrastructure 50/50 Index (hedged AUD) Net TR (Benchmark), over periods of 7 years or longer.

Additional information is available on our website and in the footnotes below.

Fund Facts

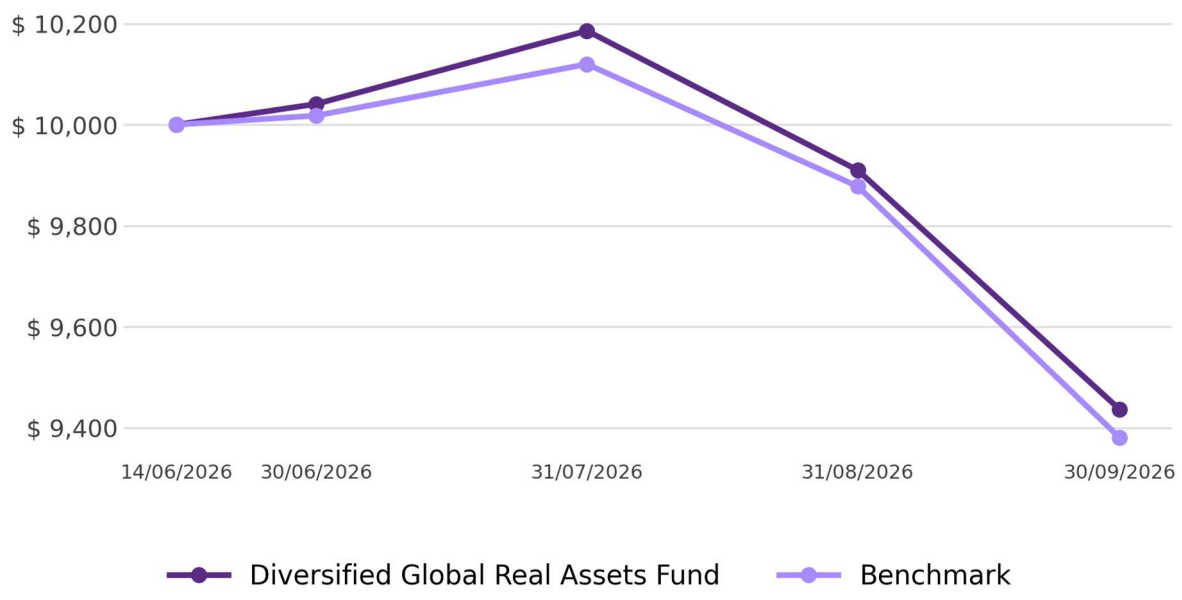
APIR Code	BEG8337AU
Asset Class	Global Property and Infrastructure
Inception Date	14 June 2026
Minimum Initial Investment	$5,000
Minimum Suggested Investment Timeframe	Long Term (7 years)
Distribution Frequency	Quarterly
Month End Price	0.9087
Management Fees & Costs	1.06%
Performance Fees	0.23%
Total Cost Ratio	1.31%

Fund Asset Allocation

CBRE Global Infrastructure Securities Fund	24.96%
CBRE Global Property Securities Fund	19.76%
Nomura Global Listed Infrastructure Fund	24.93%
Nomura Global Listed Real Estate Fund	29.93%
Cash	0.42%

Investment Growth of $10,000 Since Inception

Time Period: 14/06/2026 to 30/09/2026



Net Performance Summary %

	1 Month	Since Inception
Diversified Global Real Assets Fund	-4.78	-5.64
Benchmark	-5.04	-6.20

Notes

1) Past performance is not a reliable indicator of future performance. All returns are in AUD unless otherwise specified. The net performance is annualised where that period is greater than one year. Since Inception returns (SI) are since 14 June 2026.

2) Returns are calculated using redemption prices which include the buy-sell spread.

3) Total Cost Ratio is inclusive of Management Fees and Costs, Performance Fees and Transaction Costs. Refer to the Product Disclosure Statement (PDS) for further information.

4) Credit ratings are based on data provided by fund managers.

5) The benchmark is 50% FTSE EPRA/NAREIT Developed Rental Index Net TR (hedged AUD) and 50% FTSE Global Core Infrastructure 50/50 Index (hedged AUD) Net TR.

Disclaimer:

Issued by Specialised Private Capital Ltd (ABN 87 095 773 390, AFSL No. 246744) as Responsible Entity of the Diversified Global Real Assets Fund (ARSN 696 906 662) ("the Fund", "DGRAF"). Please refer to the Product Disclosure Statement (PDS) for further information about the Fund.

Returns are in Australian Dollars (AUD), calculated on the basis of end of month redemption prices, assume all distributions are reinvested and are net of fees and costs (including GST and net of RITC for Australian taxable sales) unless stated otherwise. Returns do not take into account any taxes payable by an investor. The returns represent past performance only and are not a reliable indicator of future performance. The value of an investment may rise or fall with changes in the market. Specialised Private Capital does not guarantee the performance of the Fund.

The information contained herein is not personal advice and is of a general nature only. It does not take into account the investment objectives, financial situation or needs of any person. Before acting on any general advice, consider whether it is appropriate to you, in light of your objectives, financial situation and needs. A Target Market Determination (TMD) has been made in respect of the Fund. Investors should consider the PDS and the TMD relating to the Fund before making a decision in relation to the product. These are available at Diversified Global Real Assets Fund | Specialised Private Capital Ltd or by contacting Specialised Private Capital on 02 9250 6500. Specialised Private Capital recommends you speak with your financial and/or taxation adviser before making any investment decisions.

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