

6 June 2024



Product name
MLC MasterKey Investment Service
MLC MasterKey Investment Service Fundamentals

Dear Investor

Martin Currie Property Securities Fund (APIR: SSB0128AU) will be closed to new investments from 18 July 2024

We're writing to you because you hold units in the Martin Currie Property Securities Fund (the Fund).

MLC Investment Limited (ABN 30 002 641 661, AFSL 230705) is the operator of MLC MasterKey Investment Service and MLC MasterKey Investment Service Fundamentals. We regularly review the investment options offered on our Investment Menu.

During a recent review we found that compared to other property securities funds, the Fund has delivered an inferior risk/return profile over the past 5 years and has failed to meet its stated investment objectives.

Due to the Fund's underperformance, we have decided to close the Fund to new investments from 18 July 2024. This means that from 18 July 2024, existing investments can remain in the Fund but no further investments will be allowed into the Fund. This option has been closed to new investors since 30 November 2023.

What this means for you

From 18 July 2024, your investment will be restricted to 'sell down only'. This means, you will not be able to contribute more, or re-invest your distributions into the Fund. Any regular investment facility you have setup for the Fund will be defaulted to the 'MLC Cash fund' unless you provide us instructions prior to this date.

You can continue to withdraw from the Fund or switch into another investment option at any time by logging into your account online or by filing in and sending us the relevant paper form available on mlc.com.au

Now might be a good time to speak with your financial adviser to review your investment strategy to ensure it still meets your overall investment objectives, including making any adjustments to these changed investment arrangements if they impact you.

We're here to help

If you have any questions, please speak with your financial adviser, or call us on **132 652** between 8am and 6pm (AEST/AEDT) Monday to Friday.

Thank you for choosing us to look after your investment needs.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sam Wall', written over a light blue horizontal line.

Sam Wall
General Manager
Master Trust and Insurance Products

Important information

This information is provided on behalf of MLC Investments Limited, ABN 30 002 641 661 AFSL 230705 (MLCI) as the Operator of MLC MasterKey Investment Service and MLC MasterKey Investment Service Fundamentals. References to 'we', 'us', or 'our' are references to MLCI. MLCI is a company within the Insignia Financial group which consists of Insignia Financial Ltd (ABN 49 100 103 722) and its related bodies corporate (Insignia Financial Group). The information in this communication is general in nature and provided for information purpose only. It is not intended to provide you with any financial advice or influence your investment decisions. It does not take into account your objectives, financial situation or needs. Because of that, before acting on this information, you should consider its appropriateness, having regard to your objectives, financial situation and needs, plus consider the relevant PDS in deciding whether to continue to hold an interest in the relevant option. The PDS for each investment option is available at mlc.com.au Please refer to the Target Market Determination available at the relevant fund manager's website.