

15th May 2025

**Notice of Termination and Winding Up
Martin Currie Property Securities Fund (APIR SSB0128AU)**

Dear Unitholder,

This notice is issued by Franklin Templeton Australia Limited (FTAL), as Responsible Entity of the Martin Currie Property Securities Fund (APIR SSB0128AU; ARSN 088 677 187) (Fund). The Fund is a registered managed investment scheme that was established under a constitution dated 30th November 1982 as amended from time to time (Constitution).

The purpose of this notice is to advise unitholders that FTAL has decided to terminate the Fund in accordance with clause 21(b) of the Constitution with effect from 15th May 2025 (Termination Date) and to wind up the Fund in accordance with the Constitution.

Why is the Fund being closed and wound up?

FTAL has considered the current assets under management (AUM) and the anticipated likelihood of growing the Fund's AUM in the near term and has determined that it is in the best interests of all unitholders to wind up the Fund in an orderly manner and return the proceeds to investors.

What actions do unitholders need to take?

Unitholders in the Fund are not required to do anything. To preserve unitholder interests and in accordance with the terms of the Constitution, application for, and redemption of units (unitholder transactions) will cease from the date of the Termination Date. This means that unitholder transaction requests received after the cut-off time (12pm) on 15th May 2025 will not be processed. This is designed to ensure all unitholders at the time of the Termination Date participate equally in the division of the Fund's assets.

How is the Fund being terminated?

To ensure an orderly winding up process and a prudent approach to the liquidation of assets, FTAL anticipates that it will commence the process of winding up the Fund from the date of this Notice, including realising the investment portfolio assets, paying any liabilities and expenses, and distributing the net proceeds to all unit holders according to the number of units they hold and completing the final audits and other regulatory obligations of the Fund. ASIC will also be notified of the winding up of the Fund.

When will unitholders receive their closure proceeds?

It is anticipated that the process to wind up the Fund will be completed in mid-June 2025 and the final net proceeds are expected to be paid to your nominated bank account prior to 30 June 2025.

Can you invest your termination proceeds into another Franklin Templeton managed fund?

FTAL offers a selection of managed investment schemes. Please speak with your financial adviser, or one of our Business Development Managers via our website [Contact Us | Franklin Templeton](#) if you would like further information. If you have any questions regarding the content of this notice or require any further information, please contact our Investor Services team on 1800 673 776 or email us at auclientadmin@franklintempleton.com.

Yours Sincerely,



Mathew Sund
Head of Fund and Investor Services
Franklin Templeton Australia Limited

Franklin Templeton Australia Limited (ABN 76 004 835 849, AFSL 240827) is a part of Franklin Resources, Inc. Franklin Templeton Australia Limited is the Responsible Entity and issuer for the Fund referred to in this document. We have not taken yours or your clients' circumstances into account. You should consider your and your client's circumstances to assess whether the information is appropriate for you and consider obtaining independent taxation, legal, financial or other professional advice before making an investment decision. Please read the relevant Product Disclosure Statements (PDSs) and any associated reference documents before making an investment decision. In accordance with the Design and Distribution Obligations we maintain Target Market Determinations (TMD) for each of our Funds. All documents can be found via www.franklintempleton.com.au or by calling 1800 673 776.