

MLC Real Return Product Guide

Trust	ARSN	APIR Code	PDS date
MLC Real Return Moderate	165 016 151	MLC0920AU	30 September 2026
MLC Real Return Assertive (Class A)	117 295 315	MLC0667AU	30 September 2026
MLC Real Return Assertive (Class B)	117 295 315	MLC0668AU	30 September 2026

(each a 'Trust' and, collectively, 'MLC Real Return' or the 'Trusts')

Product Guide date
30 September 2026

Issued by: The Responsible Entity, MLC Investments Limited
ABN 30 002 641 661 AFSL 230705



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Important information

This Product Guide provides additional information about topics under the prescribed sections of each Product Disclosure Statement (PDS) for the Trusts listed on the front cover. The information in this Product Guide forms part of those PDSs.

This Product Guide contains important information you should consider before making an investment decision in relation to the Trusts. The information provided in this Product Guide is general information only and does not take into account your objectives, personal financial situation or needs. We recommend you obtain financial advice for your own personal circumstances before making any investment decision. The capital value, payment of income and performance of the Trust are not guaranteed. An investment in the Trust is subject to investment risk, including possible delays in repayment and loss of income and principal invested.

The PDSs and Product Guide are available at mlcam.com.au/mlctrusts/pds or you can request a copy free of charge by calling us on **1300 738 355** (+613 9966 5850 if calling from outside of Australia) or by contacting your investor directed portfolio service, IDPS-like scheme, master trust or wrap operator (collectively, 'IDPS'). The Target Market Determination (TMD) for each Trust can be found at mlcam.com.au/TMD and includes a description of who the Trust is appropriate for. To invest directly in a Trust, you must have received the PDS (electronically or otherwise) within Australia or New Zealand and must meet the eligibility requirements set out in this Product Guide.

The information in these documents is up to date at the time of preparation and may change from time to time. If a change is considered materially adverse to investors, we will issue a replacement PDS and/or Product Guide. Information that is not materially adverse can be updated by us and will be published on our website, mlcam.com.au/mlctrusts/pds. A paper copy of any updates will be provided free of charge upon request. You should check you have the most up-to-date version before making an investment decision. All amounts in these documents are in Australian dollars unless stated otherwise.

References in this document to 'MLC', 'we', 'our' or 'us' should be read as references to MLC Investments Limited ABN 30 002 641 661 AFSL 230705 in its capacity as Responsible Entity of the Trusts. This document has been prepared on behalf of MLC. References in this document to 'MLC Asset Management' should be read as references to MLC Asset Management Services Limited in its capacity as investment manager of the Trusts. MLC and MLC Asset Management are each part of the Insignia Financial Group of Companies, comprising Insignia Financial Ltd ABN 49 100 103 722 and its related bodies corporate (Insignia Financial Group). The Insignia Financial Group is ultimately controlled by CC Capital Partners LLC and its affiliates (a New York based private equity firm) and OneIM GP LLC and its affiliates (a London based private equity firm).

Warning for New Zealand investors

If you received the offer in New Zealand, to invest in a Trust covered by this Product Guide, you must invest upfront a minimum subscription amount of NZ\$750,000 per Trust you want to invest in (net of any currency exchange losses or costs) and have satisfactorily completed the 'Minimum Subscription Certification' set out in the application form which was provided with this Product Guide.

Warning

New Zealand law normally requires people who offer financial products to give information to investors before they invest. This requires those offering financial products to have disclosed information that is important for investors to make an informed decision. The usual rules do not apply to this offer because there is an exclusion for offers where the amount invested upfront by the investor (plus any other investments the investor has already made in the financial products) is NZ\$750,000 or more. As a result of this exclusion, you may not receive a complete and balanced set of information. You will also have fewer other legal protections for this investment.

Investments of this kind are not suitable for retail investors.

Ask questions, read all information given carefully, and seek independent financial advice before committing yourself.

How the Trusts work

Opening an account

If you invest in the Trusts via an IDPS, please contact your IDPS operator for details of how to invest with your IDPS.

To invest in the Trusts directly you must have received this Product Guide (electronically or otherwise) within Australia and be a resident in Australia.

However, if you received this Product Guide (electronically or otherwise) within New Zealand, you may invest in the Trusts only if you invest upfront a minimum subscription amount of NZ\$750,000 per Trust that you want to invest in (net of any currency exchange losses or costs) and have satisfactorily completed the "Minimum Subscription Certification" set out in the application form which was provided with this Product Guide.

If you are a New Zealand investor, you should read the 'Warning for New Zealand investors' at the start of this Product Guide, along with the other important information in the section titled 'Notice to residents of New Zealand'.

In addition the Trusts are restricted to an Australian resident 'wholesale client' within the meaning of the *Corporations Act 2001 (Cth)*.

Investors who satisfy the above criteria may invest directly in the Trusts. You should, however, contact us to discuss the application requirements before making your first investment in the Trusts. We will advise what you need to do. Among other things, we may need to request formal identification from you before you can invest. Until all our requirements are satisfied we cannot accept an application.

Overseas investors

This PDS only constitutes an offer if received in Australia or New Zealand.

As at the date of this Product Guide, no action has been taken to register or qualify the units or offer or otherwise permit the public offering of the units outside Australia or New Zealand. If you come into possession of this Product Guide outside Australia or New Zealand you should seek advice on and observe any such restrictions imposed by law. Any failure to comply with such restrictions may violate securities laws in that jurisdiction.

This Product Guide does not constitute an offer or invitation in any jurisdiction in which it would be unlawful to make such an offer or

invitation. We reserve the right to make an offer of units to any institutional investor outside Australia or New Zealand where to do so would not be in breach of the securities law requirements of the relevant jurisdiction.

As at the date of this Product Guide, the relevant Trust's units are sold predominantly through a public offering outside of the US, which means the relevant Trust is limited in the level of investment it will accept from "US persons" (as defined under Regulation S of the US Securities Act of 1933).

Applications and withdrawals

If accepted, application requests received by SS&C Solutions Pty Ltd (Registry Services) before 3:00 pm (Sydney time) on any Business Day will receive that day's unit price. Application requests received after 3:00 pm will receive the next Business Day's unit price.

We will not process your application unless we have received all required information. If we're unable to process your application within 30 days of receipt we will return your money to you. Application monies will be held in trust in a non-interest bearing account until processed.

If accepted, withdrawal requests received by Registry Services before 3:00 pm (Sydney time) on any Business Day will normally receive that day's unit price. Requests received after 3:00 pm will normally receive the next Business Day's unit price. Once lodged, withdrawal requests may not be cancelled except with our consent, which we will not unreasonably withhold.

We may deduct from a withdrawal payment any amount owed under the constitution.

We can only process transaction requests when we receive all required information. We will not be responsible for any loss arising from unauthorised or fraudulent requests.

Transfers

If you invest directly in the Trusts you may be able to transfer all or some of your unitholding in the Trusts to another eligible investor.

Joint investors

Unless otherwise expressly indicated, in the case of joint applications, units will be held as joint tenants and either investor will be able to operate the account and bind the other investor for future transactions, including additional investments and withdrawals.

Anti-Money Laundering/Counter-Terrorism Financing and Sanctions

To comply with the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)* (AML/CTF) and Sanctions laws, we are required to collect and verify information from you (or anyone acting on your behalf, including any related parties). We may also ask for additional information that is reasonably required to comply with AML/CTF and Sanctions laws. This could include information about you, or a holder of a beneficial interest in the investment, or the source of funds used in connection with the investment.

We may be required to take necessary actions including delaying, blocking, freezing or refusing to process any transaction related to your investment, if we have reasonable grounds to suspect that the transaction may be in breach of any obligation, or cause us to commit or participate in an offence under any AML/CTF or Sanctions laws. We also reserve the right to report details of accounts or transactions to the relevant authorities where we are legally obliged to do so.

We will incur no liability to you or a related party if your transactions are delayed, blocked, frozen or refused under the above circumstances.

Business Days

Business Days are generally days on which banks are open for business in Sydney (except Saturday, Sunday and public or bank holidays).

Termination of the Trusts

A Trust may be terminated:

- if MLC believes the Trust can no longer fulfil its purpose
- if the Trust's unitholders pass an extraordinary resolution to terminate the Trust
- by Court order, or
- as otherwise allowed by the relevant Trust's constitution or the law.

How the Trusts work

Unit pricing

When you invest in a Trust, you are issued with a number of units in that Trust based upon the amount invested and the current unit price. Each unit represents an equal part of the net asset value of the Trust (the value of the assets of the Trust (or class) less any liabilities, including expenses related to that Trust (or class)).

The value of a unit is determined by dividing the net asset value of a Trust (or class) by the number of units on issue at the relevant time for that Trust (or class). The price you pay when applying to a Trust (buying units) or receive when withdrawing from a Trust (selling units) is calculated as follows:

- Buy price = net asset value per unit plus the buy spread
- Sell price = net asset value per unit minus the sell spread

The buy/sell spread applicable for a Trust is our reasonable estimate of the transaction costs that the Trust may incur to buy and sell assets when an investor transacts.

The unit price generally changes every business day, reflecting the performance (rises and falls in value) of the underlying assets due to market movements, as well as income earned, fees, expenses and taxes paid and payable.

Where another entity provides the asset valuations, we retain the responsibility to ensure that all asset valuations are determined in accordance with product disclosure statements, Trust constitutions and relevant legislation.

We usually calculate the unit price as at the end of each Business Day.

The constitution of the Trusts allows us to exercise discretions which may affect unit pricing. Our unit pricing discretion policy sets out, among other things, the principles we adhere to when exercising these discretions. This policy is available free of charge by contacting Client Services on **1300 738 355** (+613 9966 5850 if calling from outside of Australia).

You can view the current unit prices for the Trusts at mlcam.com.au/mlctrusts

If there is a unit pricing error that substantially impacts the Trust's performance, an adjustment may be made. This will generally involve assessing the affected

transactions using the corrected unit price and if relevant, applying an adjustment to your account. The value of your investment could be increased or decreased as a result.

Investing in our other trusts

The Trusts may access investment managers via other trusts operated by us, via other managers' pooled investments and may also hold direct assets.

Income distributions

If you invest in the Trusts via an IDPS, please contact your IDPS operator for details of how to receive any income distributions from the Trusts.

To be eligible to receive a distribution you must hold units in the Trusts on the distribution calculation date.

You can have income distributions:

- reinvested in the Trusts, or
- paid into your bank account.

We may, acting reasonably, accept or reject any such request. If you do not make a selection we will reinvest the distribution back into the relevant Trusts.

If you elect to have any income distributions reinvested, units will be issued at the unit price applicable at the distribution calculation date. The buy spread does not currently apply to the issue of these units.

Unitholders' liability

The Trust's underlying assets are owned by the Responsible Entity on behalf of investors. The Trust's constitutions limit unitholders' liability to their investment in the Trusts.

Benefits of investing in the Trusts

For details about the significant benefits of a particular Trust, please refer to the relevant Trust's PDS.

Risks of managed investment schemes

For details about the significant risks of a particular Trust, please refer to the relevant Trust's PDS.

How we invest your money

Approach to investing

For decades, our investment experts have been designing trusts using a multi-manager approach, to help investors achieve their goals.

The four key aspects of this investment approach are:

1. Trust design

Our diversified trusts focus on one of the main drivers impacting investor outcomes – asset allocation.

Each asset class has its own return and risk characteristics. Money is allocated between asset classes based on the following investment beliefs:

- **Great culture is the foundation for great investing**

A culture that fosters debate; encourages fearless enquiry; values humility; and which rests on trust and collaboration is the basis of great investing.

Consistent with this, we embrace change, and new ways of thinking and investing, recognising that what has been effective in the past, may be less so into the future.

- **Active management can add value**

There are many factors that may lead to current market pricing not accurately reflecting the value of an asset to a long-term investor like us. This may include behavioural biases like overconfidence and herding (following the crowd), availability and access to information, and the fact that deep research and analysis can reveal the 'intrinsic value' of an asset which has been overlooked by other investors.

It's these market inefficiencies that present opportunities for skilled active management to add value, delivering stronger long-term returns than would be possible by investing in a passive manner.

- **Skilful diversification can deliver over the long-term**

Skilfully constructed multi-manager trusts made up of a wide breadth of asset classes, many assets within asset classes, risks, investment styles, and investments across many geographies maximises the odds of achieving strong long-term returns while managing risk.

Successful investing relies not just on strong performance in rising markets but also on preserving investors' capital in hostile markets. The combination of skilful diversification and active management is one of the best ways of achieving these dual objectives.

- **Intelligent risk taking is a must**

It's understood that some risks must be taken to achieve return objectives. However, not all risks are equal.

Our role as active managers is to assess the range of possible market outcomes and position trusts so that they maximise the chance of meeting clients' return expectations while minimising exposure to risks unsupported by high conviction.

- **The long-term matters but we remain agile**

Deeply held investment convictions, sound judgments gained from navigating multiple market cycles, and structures and incentives that reward patience and perseverance, support our long-term focus.

At the same time, we are very mindful of occasions when market events can, if overlooked, undermine returns. Our risk-aware investment approach alerts us to possible threats enabling us to position trusts to weather such market conditions.

2. Managing the trust

Our trusts have different investment objectives. That's why our investment experts select a different mix of assets and investment managers for each.

The investment managers may be specialist in-house managers, external managers or a combination of both.

Our investment experts research hundreds of investment managers from around the world and select the managers they believe are the best for our trusts.

They are then combined in our trusts so they complement each other.

This multi-manager approach helps to reduce risk and deliver more consistent returns.

Information on the Trusts is available at mlcam.com.au/mlctrusts

3. Ongoing review

To make sure our trusts are working hard for investors, our investment experts continuously review and actively manage them.

This includes adjusting the asset allocation, investment strategies and managers.

This may be because our investment experts' assessment of the future market environment has altered or because they've found new ways to balance return and risk in our trusts.

4. Implementation

We deliver better returns by avoiding unnecessary costs. Our investment experts help us do this by carefully managing cash flows and changes in our trusts.

Each Trust uses the aspects of this approach to investing that are relevant to it.

How we invest your money

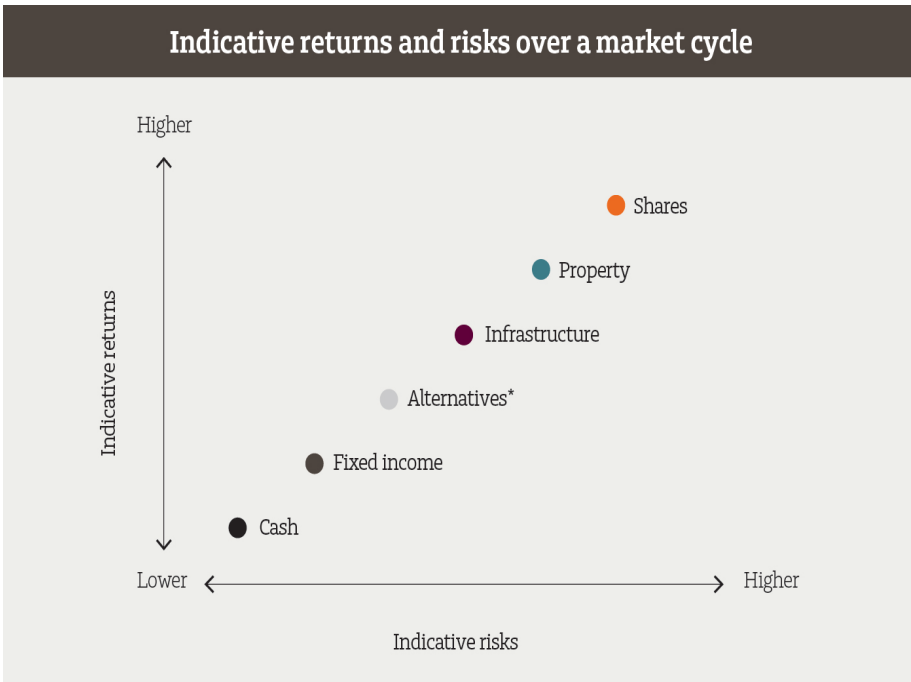
Understanding asset classes

Asset classes are groups of similar types of investments.

Each asset class has its own risks and benefits — and tends to go through its own market cycle.

A market cycle can span a couple of years, or extend over many, as asset prices typically rise, peak, fall and eventually stabilise. By investing for the long term — at least through a whole market cycle — you can improve your chances of benefiting from a period of stronger returns and growth, which can offset weaker phases of the cycle.

The following illustration shows indicative returns and risks for the main asset classes over a whole market cycle. However, each market cycle is different, so unfortunately it isn't possible to accurately predict asset class returns or their risks. Depending on the conditions at the time, actual returns could be significantly different from those shown.



Source: MLC Asset Management

*Alternatives can move higher or lower on the risk/return spectrum than what is shown based on the types and combination of alternatives that are used.

Growth and defensive assets

Asset classes are commonly labelled as growth or defensive, based on their different characteristics.

Growth assets, such as shares and property, may be included because of their potential to produce higher returns than cash in the long

term. Conversely, defensive assets, such as cash and fixed income, may help provide positive returns when share markets are weak.

Diversified trusts are usually invested across both growth and defensive assets because their differing risk and return characteristics

tend to help smooth out overall returns. However in some market conditions, all types of assets may deliver low or negative returns at the same time.

The main differences between growth and defensive assets are:

	Growth assets	Defensive assets
How they are generally used	To provide long-term capital growth and income.	To stabilise returns and generate income.
Risk and return characteristics	Expected to be more volatile over the short term and produce higher long-term returns, compared to defensive assets.	Expected to be less volatile over the short term and produce lower long-term returns, compared to growth assets.

Here are the main asset class descriptions and benefits.

Cash

Cash is generally a low-risk investment.

Things to consider:

- Cash is often included in a trust to meet liquidity needs or stabilise returns.
- Typically, the returns consist entirely of income, commonly referred to as interest or yield.
- Cash is usually the least volatile type of investment. It also tends to have the lowest return over a market cycle and may not keep pace with inflation over the longer term.
- The value of an investment in high quality cash securities tends not to materially change. However, in extreme market environments, interest rates or yields could become negative, resulting in a negative return.
- Many cash funds invest in fixed income securities that have a very short-term until maturity.

Fixed income

When investing in fixed income securities you're effectively lending money to the issuer of the security, usually a business or a government. Bonds are a common form of fixed income security. This asset class is also referred to as fixed interest, although the investments may have a fixed or variable interest rate structure.

Things to consider:

- Fixed income securities are usually included in a trust for their relatively stable return characteristics, relative to growth assets such as listed shares.
- Returns typically consist of interest and changes in the market value of the fixed income securities. While income from these securities usually stabilises returns, falls in their market value may result in a loss on your investment. Market values may fall due to concerns about defaults on loans or increases in interest rates.
- Values of fixed income securities tend to move in opposite directions to interest rates — when interest rates rise, their values tend to fall; when interest rates fall, their values tend to rise. When interest rates and interest income are low or negative, even small rises

in interest rates may lead to falling market values and losses.

- Duration is a common measure of an investment's sensitivity to changes in interest rates. To illustrate, if interest rates rise sharply by 1%, and a fixed income fund has a duration of three years, the fund would likely lose approximately 3% of its value. The longer the duration of a fixed income investment, the more its value will be impacted by rising or falling interest rates, and the greater its interest rate risk.
- There are different types of fixed income securities, each with its own level of return and risk.

Alternatives

These are a very diverse group of assets, which may for example include private equity, hedge funds, real return strategies and gold.

Things to consider:

- Because alternatives are diverse, they may be included in an investment portfolio for their growth or defensive characteristics.
- Alternative investments are usually included in a portfolio to increase diversification and provide returns that aren't strongly linked with the performance of mainstream asset classes.
- Investment managers may include alternative investments in a trust because they generally expect the return and diversification benefits to outweigh the higher costs often associated with them.
- Some alternative strategies are designed to seek a specific outcome. For example, real return strategies aim to generate returns that outpace increases in the costs of living (ie inflation).
- Some alternatives, such as hedge funds, may use derivatives extensively. This can make it less apparent which underlying assets you're exposed to, compared to more traditional asset classes.
- Some alternative investments are illiquid, which makes them difficult to buy or sell.
- Because most alternative investments aren't listed on an exchange, determining their value for a trust's unit price can be difficult and may involve a considerable time lag.

Private equity is a subset of the alternatives asset class. Private equity is an investment in companies that are not listed on a stock exchange. Private equity invests in companies

that are at different stages of the business life cycle, from start-up to mature businesses. Investments are commonly through private equity fund managers.

Things to consider:

- Returns are driven by many factors, including the economic environment in different countries.
- Private equity can be volatile and illiquid.
- Private equity may be included in a portfolio to increase diversification and to provide the potential for higher long-term returns than listed share markets.

Infrastructure

Infrastructure businesses own, operate and maintain a diverse range of infrastructure assets such as toll roads, rail facilities, telecommunications networks and airports. Access to these businesses can be gained through listed companies or securities on an exchange, unlisted infrastructure trusts, or direct ownership.

Things to consider:

- Infrastructure is usually included in a portfolio for its income, growth and/or defensive characteristics.
- As many infrastructure assets are often highly regulated monopolies, their revenue streams tend to be more regular and stable than other growth assets.
- Returns typically consist of both income and changes in the value of the assets through time.
- Returns are driven by many factors, including the economic environment in various countries.
- Due to differences in valuation frequency, returns from listed infrastructure securities may appear more volatile than those from unlisted infrastructure. Listed infrastructure securities are traded on an exchange, so their prices constantly reflect the market's changing views of their values.
- Investments in listed infrastructure securities generally provide investors with greater diversification across countries, sectors and businesses compared to unlisted infrastructure trusts and direct ownership structures.
- The global infrastructure market offers more diversification than the Australian infrastructure market.

How we invest your money

Property

Access to property may be through:

- trusts and property-related companies listed on a securities exchange, known as listed property securities or Real Estate Investment Trusts (REITs)
- unlisted property trusts, or
- direct ownership.

Investments may include retail, commercial, industrial and residential properties.

Things to consider:

- Property is usually included in a trust for its income, growth and/or defensive characteristics.
- Returns typically consist of income (rental or REIT income) and changes in value.
- Returns are driven by many factors, including the economic environment in various countries.
- Investments in listed property securities generally provide investors with greater liquidity and diversification across countries, sectors, properties, and property-related companies compared to unlisted direct property.
- The global listed property securities market is more diversified than the Australian market.

Australian shares

This asset class primarily consists of investments in companies listed on the Australian Securities Exchange but may also include holdings listed on other regulated exchanges. Shares, also known as equities, represent ownership in these companies.

Things to consider:

- Australian shares can be volatile and are usually included in a portfolio for their growth and income characteristics.
- The Australian share market is less diversified than the global market, as it is currently dominated by a few industries — particularly financials and resources.
- Returns usually consist of dividend income and changes in share prices.
- Dividends may come with tax credits (known as franking or imputation credits), which can reduce the amount of tax payable by eligible investors.
- Returns are driven by many factors, including the financial performance of the individual company, as well as positive and

negative impacts from global and Australian economic conditions.

Global shares

Global shares consist of investments in companies listed on international securities exchanges.

Things to consider:

- Global shares can be volatile but are usually included in a portfolio for their growth potential.
- The number of potential investments is far greater, compared to the Australian share market.
- Returns usually consist of dividend income and changes in share prices.
- Returns are driven by many factors, including the economic environment in various countries.
- When you invest globally, you're less exposed to the risks associated with investing in just one economy.

Diversify to reduce volatility and other risks

Diversification — investing in a range of investments — is a well-established approach that can reduce the short-term volatility of your investment returns. Volatility is the degree to which the value of an investment rises and falls. All investments tend to perform differently during any given period. When some investments are underperforming, others may be doing well, helping to balance your overall portfolio performance.

Our Trusts offer varying levels of diversification. They may be diversified across individual securities, industries, and geographic regions. Our multi-manager Trusts add another layer of diversification by including investment managers with distinct styles and strategies. Some of these multi-manager Trusts — known as diversified Trusts — also spread investments across multiple asset classes, providing broader exposure and risk management.

Diversifying across a range of asset classes is one of the most effective ways to reduce volatility.

Diversification is just one way of managing risk. Please read more about the investment approach in 'How we invest your money'.

Investment approaches

Investment managers have different approaches to selecting investments — which invariably leads to different investment returns. No single investment style or strategy will outperform in all market conditions.

There are generally two broad approaches: passive and active management.

Passive management

Passive (or index) managers select investments designed to closely track the performance of a market index.

Enhanced-passive (or enhanced-index) managers choose investments which they expect will deliver a modest return above a market index. These managers generally take small positions away from their market index which are expected to lead to outperformance over the long term.

Passive and enhanced-passive managers tend to have lower costs because they don't require extensive resources to select investments.

Active management

Active managers, based on their research, select investments which they believe will:

- outperform their market benchmark over the long term, and/or
- provide better risk-adjusted returns.

Active managers tend to have higher costs than passive and enhanced-passive managers because they require more extensive resources to research and select investments.

Responsible investment

Responsible investment is the practice of considering Environmental, Social and Governance (ESG) factors in the research, analysis, selection and management of investments and the implementation of good stewardship practices.

There are a broad range of ESG factors that may impact the risk profile and/or return characteristics of an investment. Some examples include:

Environmental (E)

- Climate change initiatives like reduction in greenhouse gas emissions
- Waste management
- Energy efficiency
- Water supply
- Pollution
- Biodiversity

Social (S)

- Human capital management
- Labour standards
- Modern slavery
- Diversity, Equity and Inclusion (DE&I)
- Workplace health and safety
- Integration with local community and earning a social licence to operate
- Indigenous rights
- Employee engagement

Governance (G)

- Rights, responsibilities and expectations across all stakeholders
- Board structure, diversity and independence
- Executive remuneration (short- and long-term incentives)
- Bribery and corruption
- Anti-competitive behaviour
- Political lobbying and donations
- Shareholder rights
- Tax strategy

Some investment strategies and asset classes are better suited to consideration of these factors than others. See the 'Responsible investment limitations' section for more detail.

Responsible investment in the Trusts

The Trusts are not promoted as socially responsible or ethical investments.

Except as stated below, the Responsible Entity does not take into account labour standards, environmental, social and ethical considerations for the purposes of selecting, retaining or realising investments.

When making investment decisions, the following responsible investment approaches are used for the Trusts (where possible) to improve investment outcomes:

- **ESG Integration** means identifying and considering relevant ESG factors in the investment decision-making process. This allows opportunities and risks related to ESG factors to be recognised and acted upon.
- **Active Stewardship** means being active owners in the companies your money is invested in by using ownership rights, such as proxy voting and engaging with these companies on a range of commercial, strategic and ESG factors. This provides an opportunity to enhance and protect the long-term value of investments.
- **Negative Screening** means excluding certain sectors and companies because they're associated with certain controversial business activities. See the 'What's excluded' section below.

Before an investment manager/underlying investment manager is appointed, appropriate due diligence is undertaken, including their consideration of the ESG factors in their portfolio(s) where relevant. Regular reporting on the responsible investment approach of each investment manager/underlying investment manager is monitored and collected – which may include their proxy voting decisions and significant company engagements.

The responsible investment approach can change. For example, this can occur through a change in approach by MLC, a change in approach by the investment manager/underlying investment manager or a change in an investment manager/underlying investment manager. We will notify you of any such changes in accordance with our obligations under the law.

How we invest your money

Responsible investment limitations

The following limitations apply for ESG Integration and Active Stewardship for a Trust:

Category	Responsible investment limitations
Investment strategy	
Passive	Passive funds will follow a chosen market index. ESG Integration for a Trust will only occur to the extent that the provider of the chosen market index includes ESG Integration in its methodology.
Quantitative or factor-based	ESG Integration for a Trust will only occur to the extent that ESG Integration is included in the quantitative or factor-based methodology.
Asset class	
Cash and cash equivalents	Responsible investment approaches are not used in respect of any investment in cash and cash equivalents.
Fixed income • Sovereign and supranational issuers • Corporate issuers (credit) • Structured credit (eg mortgage-backed securities)	• Information may not be available for some issuers and ESG Integration cannot be assured for those investments. • Holders of fixed income securities generally do not have ownership rights and therefore Active Stewardship cannot be assured for those investments. • Issuers of the instruments may not be listed companies and may operate under private arrangements. • Material ESG issues faced by the issuer may be difficult to identify, analyse and report on due to limited visibility of underlying securities.
Alternatives	• ESG Integration cannot be assured for all investments given the type of assets and their structures. • Investors in alternatives may not have ownership rights and therefore Active Stewardship cannot be assured for those investments. • Information availability is limited for private businesses and ESG Integration cannot be assured for those investments. This includes when the investment is indirect via an investment vehicle that has exposure to private businesses, such as a listed investment, externally managed investment (an investment not managed by the responsible entity or investment manager), or other financial market/exchange-traded investment. • Investors in private businesses, under direct or indirect arrangements, may not have ownership rights and therefore Active Stewardship cannot be assured for those investments.
Infrastructure and Property	Information may not be available for some issuers and ESG Integration cannot be assured for all investments in private companies and enterprises.
General	
Derivatives	Responsible investment approaches are not used in respect of any investment in derivatives.
Externally managed investments	Responsible investment approaches for the Trusts may not be used for an externally managed investment and the exposure to the investment may be small or large.

What's excluded

A negative screen is employed for the Trusts to exclude investment in companies which manufacture cigarettes or other tobacco products or generate any revenue from manufacturing cigarettes or other tobacco products (referred to as Tobacco manufacturing in this document). The negative screen will apply to shareholdings or debt instruments applicable to the Trusts.

A Tobacco manufacturing company is a company that satisfies the following:

- Tobacco manufacturing, or
- >0% revenue limit from Tobacco manufacturing.

The negative screen applies in respect of manufacturing and no other business activities by a company. Therefore the Trusts may have exposure to activities related to the value chain for Tobacco manufacturing eg raw materials, production inputs, distribution, retail sales and the financing of such activities.

The revenue limit is determined as sales or revenue for the company from Tobacco manufacturing as a proportion of the net operating revenues in the most recent year from all ongoing lines of business of the company. For example, a 0% revenue limit would mean that any company with more than 0% of its net operating revenue or sales in the most recent year coming from Tobacco manufacturing would be excluded from the Trusts. The sales or revenue amount for the company is determined on appropriate publicly available revenue data. The screen is implemented by using data from a reputable third-party data provider.

Practical limitations

While this negative screen captures most companies, not all companies are required to make full disclosure about their involvement in these activities (or they cannot be identified through indirect ownership structures). There are limitations in the availability, collection and reporting of this information. If a company's revenue mix changes (eg prior non-disclosure, or due to merger or demerger activities) and then exceeds the permitted revenue thresholds, a timely review of that company will be undertaken after it has been identified and its securities will be excluded as required.

The Trusts may, from time to time, have a small level of unintended exposure. This could occur where there is a delay in data availability, or an inability to exit an investment. The Trusts could have an exposure through the use of cash and cash equivalents, index options, futures, exchange traded funds, or an externally managed investment where the Trusts are unable to impose the negative screen for Tobacco manufacturing which may also result in a small level of unintended exposure.

How we invest your money

Explanation of terms

The information below explains terms used in section 5 'How we invest your money' of the PDS.

Terms used in Trust profiles	Explanation
Investment objective:	Describes what the Trust aims to achieve over a certain timeframe. Most trusts aim to produce returns that are comparable to a benchmark (refer Benchmark section below). The investment objective outlines whether returns used to judge a Trust's success include or exclude certain fees. Investment objectives may consider fees in the following ways: • 'After fees' – when calculating performance against the investment objective, the management fees and costs are deducted from the return. However, other costs outlined in the PDS aren't deducted. • 'Before fees' – when calculating performance against the investment objective, indirect costs are deducted from the return, but management fees aren't deducted. More information on fees and how they are deducted is available in section 6 'Fees and costs' of the PDS.
Benchmark:	Benchmarks are usually market indices that are publicly available. Shares are often benchmarked against a share market index and fixed income against a fixed income market index. Other benchmarks can be based on particular industries (eg resources), company size (eg small caps) or the wider market (eg S&P/ASX300 or the MSCI All Country World Ex-Australia Index with Special Tax). Benchmarks for diversified trusts may be: • made up of a combination of market indices weighted according to the asset allocation (commonly known as composite benchmarks), or • a single measure, such as inflation. A common index of inflation, which is the rise in the cost of living, is the Consumer Price Index (CPI), calculated by the Australian Bureau of Statistics. When comparing returns to a benchmark you should consider: • whether the Trust's return is calculated before or after fees are deducted • the period over which the return should be measured, and • that a Trust is unlikely to achieve its objective in all market environments.
How the Trust is managed:	Describes the investment strategy and approach to managing the Trust.
The Trust may be suited to you if:	Suggests the type of investor who may be interested in investing in this particular Trust. Each investor's own personal objectives and circumstances will also affect their decision.
Minimum suggested time to invest:	Investing for the minimum suggested time or longer improves your chances of achieving a positive return. However, investing for the minimum time doesn't guarantee a positive return outcome because every market cycle is different. Your personal circumstances should determine how long you hold an investment.
Asset allocation:	Asset allocations are displayed in different ways, reflecting how the Trust is managed: • Strategic asset allocations (also known as benchmark or long-term asset allocations) provide an indication of the proportion invested in each asset class. • Ranges indicate the minimum and maximum that may generally be allocated to an asset class. The actual asset allocation changes frequently due to market movements, investment activity (primarily buying and selling by investment managers), and investor applications or redemptions. As a result, actual asset allocations are not shown in the PDS and may be above or below the strategic asset allocation at any point in time. In the event of extreme market movements and/or significant applications or redemptions, actual asset allocations may also fall outside the ranges. Where this occurs, asset allocations will be managed back within the ranges as soon as reasonably practicable. Recent actual asset allocations are available at mlcam.com.au/mlctrusts

Terms used in Trust profiles	Explanation																
Risk level:	Proprietary modelling is used to: - estimate the likely number of negative annual returns over a 20 year period, and - assign a 'risk level' to each of our trusts <table> <tr> <th>Risk level</th><th>Estimated number of negative annual returns over a 20 year period</th></tr> <tr> <td>Very low</td><td>Less than 0.5</td></tr> <tr> <td>Low</td><td>0.5 to less than 1</td></tr> <tr> <td>Low to medium</td><td>1 to less than 2</td></tr> <tr> <td>Medium</td><td>2 to less than 3</td></tr> <tr> <td>Medium to high</td><td>3 to less than 4</td></tr> <tr> <td>High</td><td>4 to less than 6</td></tr> <tr> <td>Very high</td><td>6 or more</td></tr> </table> We include the risk level for each trust to help you better understand investment risk. Because the risk level is an estimate, the actual number of negative annual returns a trust may experience over a 20 year period may be different. Importantly, the risk level is not a complete measure of investment risk. It does not: - indicate the potential size of a negative annual return - recognise that a positive return could still be less than an investor requires to meet their investment objectives/needs - capture the risk of the Trust not meeting its investment objective, or - account for the impact of fees, which may increase the chance of a negative return. Risk levels may change from time to time for various reasons, such as changes to the risk and return assumptions or changes to asset allocation.	Risk level	Estimated number of negative annual returns over a 20 year period	Very low	Less than 0.5	Low	0.5 to less than 1	Low to medium	1 to less than 2	Medium	2 to less than 3	Medium to high	3 to less than 4	High	4 to less than 6	Very high	6 or more
Risk level	Estimated number of negative annual returns over a 20 year period																
Very low	Less than 0.5																
Low	0.5 to less than 1																
Low to medium	1 to less than 2																
Medium	2 to less than 3																
Medium to high	3 to less than 4																
High	4 to less than 6																
Very high	6 or more																
Responsible investment:	Responsible investment is the practice of considering Environmental, Social and Governance (ESG) factors in the research, analysis, selection and management of investments and the implementation of good stewardship practices. Refer to the 'Responsible investment' section of this Product Guide for more information.																

Fees and costs

The fees and costs outlined in the PDSs and this Product Guide are for the Trusts only.

If you are investing in the Trusts via an IDPS, you will need to consider the fees and other costs of the IDPS when calculating the total cost of your investment.

This section shows the fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the assets of the relevant managed investment scheme as a whole.

Taxes are set out under the 'How managed investment schemes are taxed' section of this document.

You should read all the information about fees and costs because it is important to understand their impact on your investment. The information in this table can be used to compare fees and costs between different simple managed investment schemes.

All fees are shown inclusive of GST and net of Reduced Input Tax Credits (where applicable).

Fees and costs summary

MLC Real Return		
Type of fee or cost	Amount	How and when paid
Ongoing annual fees and costs¹		
Management fees and costs The fees and costs for managing your investment	Estimated to be between 0.95% pa and 1.06% pa of each relevant Trust's net asset value, comprised of: 1. A management fee of between 0.85% pa and 0.95% pa of each relevant Trust's net asset value. 2. Estimated indirect costs ² of between 0.10% pa and 0.11% pa of each relevant Trust's net asset value.	1. The management fee is calculated on the relevant Trust's net asset value. It is not deducted from your account directly but from the assets of the relevant Trust. It is accrued daily and paid monthly, and the accrued amount is incorporated into the daily unit price of the relevant Trust. The amount of the management fee may be negotiated by wholesale clients. Refer to 'Management fee may be negotiated' in the 'Additional explanation of fees and costs'. 2. Indirect costs are generally deducted from the assets of the Trust as and when they are incurred.
Performance fees Amounts deducted from your investment in relation to the performance of the product	Estimated to be 0.05% pa of each relevant Trust's net asset value.	Performance fees are amounts that investment managers may charge when their performance exceeds a specified level. Different performance fees may be charged by different investment managers and will vary depending upon the investment managers' performance. Performance fees are deducted from the assets of the relevant Trust, paid periodically and are reflected in the daily unit price.
Transaction costs The costs incurred by the scheme when buying or selling assets	Estimated to be between 0.00% pa and 0.02% pa of each relevant Trust's net asset value.	These costs are paid from the assets of the relevant Trust as and when they are incurred. These costs are an additional cost to you.
Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)		
Establishment fee The fee to open your investment	Nil	Not applicable
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable

MLC Real Return		
Type of fee or cost	Amount	How and when paid
Buy-sell spread An amount deducted from your investment representing costs incurred in transactions by the scheme	Estimated to be 0.10% of the application amount on investments made in each relevant Trust and 0.10% of the withdrawal amount on withdrawals made from each relevant Trust.	The buy spread is added to the net asset value per unit when you buy units. The sell spread is deducted from the net asset value per unit when you sell units. The buy-sell spread is not a fee and no part of the buy-sell spread is paid to us or to any investment managers.
Withdrawal fee The fee on each amount you take out of your investment	Nil	Not applicable
Exit fee The fee to close your investment	Nil	Not applicable
Switching fee The fee for changing investment options	Nil	Not applicable

¹ Rounded to two decimal places.

² Estimated indirect costs are based on actual costs incurred for the financial year to 30 June 2026 and/or reasonable estimates where information was unavailable at the date this document was issued.

Additional explanation of fees and costs

Management fees and costs

The management fees and costs are fees and costs for investing the Trust's assets. The management fees and costs don't include buy-sell spreads or transaction costs.

Management fees and costs are made up of the management fee and indirect costs described below.

Management fee

The Responsible Entity receives a management fee for managing the assets of the Trusts and overseeing the day-to-day operations of the Trusts. The Responsible Entity will pay out of its management fee any fees and other costs and expenses incurred in operating the Trusts ('operational costs') such as custody costs, registry costs, auditing fees and tax return fees. The payment of any fees and other costs and expenses out of the management fee does not extend to the performance fee. This will be a cost to the relevant Trust in addition to the management fee.

We may decide in the future to recover operational costs directly from the Trusts in addition to the management fee.

Indirect costs

The Trusts may also incur costs and expenses that won't be charged as a management fee but are expected to reduce the net return of the Trusts. These indirect costs may be incurred through investment in underlying investment funds. These indirect costs are reflected in the daily unit price and any reporting on the performance of the Trusts.

Estimated indirect costs are based on actual costs incurred for the financial year to 30 June 2026 and/or reasonable estimates where information was unavailable at the date this document was issued. Amounts may vary from time to time and you will not be given advance notice of any changes to these amounts. Updated amounts will be available at mlcam.com.au/mlctrusts

Performance fees

Performance fees are amounts that investment managers may charge when their performance exceeds a specified level. This is independent of the overall performance of each relevant Trust and therefore amounts may be payable to the investment managers even if the relevant Trust itself produces negative performance. Different performance fees may be charged by different investment managers and will vary depending upon the investment

managers' performance.

Performance fees are deducted from the assets of the relevant Trust and paid periodically. They are reflected in the daily unit price and expected to reduce the net return of the relevant Trust.

Estimated performance fees are calculated based on the average performance fees of the previous five financial years.

Performance fee calculations are based on historical performance and may involve reasonable estimates where information was unavailable. Performance fees are subject to change without prior notice and may be more or less than the figures listed. Past performance fees aren't a reliable indicator of future performance fees.

Fees and costs

Transaction costs

Transaction costs are the costs incurred when assets in the relevant Trust or in underlying investments are bought or sold and includes costs such as brokerage, stamp duty, settlement costs, clearing costs, custody transaction costs and government charges. Transaction costs may also be incurred when the market process for trading assets causes the price paid or received to be different from the value of the assets immediately after the transaction, for example, where bid/ask spreads are incurred.

These costs are not included in the management fees and costs and are an additional cost to you. No part of the transaction costs are paid to us or any investment managers.

Where stamp duty forms part of transaction costs, the amount disclosed is estimated using a methodology prescribed by regulatory requirements. This may involve spreading stamp duty amounts over a period of up to seven years so that only a portion is reflected in transaction costs in any one year. Estimates are based on historical information and reasonable assumptions where required.

Transaction costs disclosed in this Product Guide may differ from those disclosed in other investor reports because different calculation methods, reporting periods and regulatory disclosure requirements may apply.

The indicative estimated transaction costs for the Trusts (based on the 30 June 2026 financial year) are detailed in the table below.

Trust	Total estimated gross transaction costs (% pa)	Minus buy-sell spread recovery (% pa)	Equals transaction costs (% pa)
MLC Real Return Moderate	0.05	0.05	0.00
MLC Real Return Assertive - Class A	0.07	0.06	0.01
MLC Real Return Assertive - Class B	0.06	0.04	0.02

Buy-sell spread

You incur the buy-sell spread when you buy or sell units in the Trusts. The buy spread is added to the net asset value per unit when you buy units. The sell spread is deducted from the net asset value per unit when you sell units. The buy-sell spread is not a fee and no part of the buy-sell spread is paid to us or to any investment managers.

The buy-sell spread is retained in the Trusts and is designed so that, as far as practicable, the estimated transaction costs incurred as a result of investor applications and withdrawals are borne by that investor and not by other existing investors in the relevant Trust.

Buy-sell spreads may change from time to time. Increases (and decreases) may be significant. We may waive or reduce the buy and sell spreads at our discretion.

The latest buy-sell spreads can be found at mlcam.com.au/buy-sell-spreads. Investors may not be notified of changes, and should check current buy-sell spreads before making any investment decision.

Management fee may be negotiated

Wholesale clients who invest directly in the Trusts may be able to negotiate the management fee by contacting Client Services on **1300 738 355** (+613 9966 5850 if calling from outside of Australia).

Any discount in fees will be rebated periodically. We suggest that you consult your tax adviser in regards to the tax treatment of any fee rebates.

Reimbursable expenses

We are entitled to be reimbursed from a Trust for all costs and expenses incurred in acting as Responsible Entity or in relation to the administration and management of the relevant Trust. The expenses may include, but are not limited to, PDS preparation and printing costs.

We currently pay these costs and expenses out of the management fee and do not charge them to you as an additional cost.

Payments to IDPS operators

These are commercial payments made by the Responsible Entity to IDPS operators. These payments may be rebated to you or may be retained by the IDPS operator where allowed by law.

How and when these payments are made vary between the Responsible Entity and IDPS operators from time to time. They are paid by the Responsible Entity out of the management fee and are not an additional cost to you.

Fees paid to related companies

We may use the services of related companies where it makes good business sense to do so and will benefit our unitholders.

Amounts paid for these services are always negotiated on an arm's length basis and are, in the Responsible Entity's opinion, reasonable remuneration.

Appointments of these companies are made in accordance with the requirements of the Insignia Financial Group's Conflicts of Interest Policy. The Responsible Entity regularly monitors the ongoing compliance of such appointments with the Insignia Financial Group's Conflicts of Interest Policy.

Similarly, we may invest the Trusts' assets in vehicles operated by the Insignia Financial Group companies or transact with Insignia Financial Group companies. Such investments are made in accordance with the Insignia Financial Group's Conflicts of Interest Policy and the commercial terms of such investments are always negotiated on an arm's length basis.

How managed investment schemes are taxed

The AMIT regime

Each of the Trusts is an Attribution Managed Investment Trust (AMIT).

This means:

- Each Trust will be deemed to be a 'fixed trust' for taxation purposes.
- The allocation of taxable income to its investors is based on "attribution" on a "fair and reasonable basis", rather than a present entitlement to the "income of the Trust" for each financial year and the Trust is not liable for tax provided all its taxable income is attributed to investors.
- A Trust may make year-on-year adjustments to reflect under-or-over distributions of the Trust's income.
- Investors may increase or decrease the cost base of their units where taxable income attributed is either greater than or less than (respectively) broadly the cash distribution and tax offsets for an income year, to help alleviate the potential for double taxation.

Under the AMIT regime:

- Australian residents will include their share of the Trust's taxable income in their income tax return, and
- non-residents may have withholding tax deducted from distributions they receive from the Trusts.

Each Trust may accumulate income which is reflected in the unit price. Taxable income is attributed to investors, even if a Trust doesn't distribute its income.

However, we intend to continue our current practice of distributing all of the Trust's taxable income (including any capital gains) to our investors each financial year. We will notify you if this changes.

The details of the taxable income attributed to you will be set out in an AMIT Member Annual Statement (AMMA Statement), which will contain all necessary tax information. The tax payable (if any) depends on your individual tax profile and applicable tax rate.

If you disagree with our attribution of taxable income, you can object to the Commissioner of Taxation. If you decide to take this course, it is important that you obtain professional tax and legal advice. The constitution of each Trust provides for you to give us notice before making an objection, so please do so and we will work with you to try to resolve the issue.

Taxation of Financial Arrangements (TOFA) regime

Certain financial arrangements may be taxed under the TOFA regime. The TOFA provisions aim to align the taxation recognition of gains and losses on financial arrangements with commercial recognition of such gains and losses. Under TOFA, the gains and losses on financial arrangements may be recognised on an accruals basis rather than on realisation basis. In some cases, amounts may be recognised for taxation purposes before the relevant gains or losses are realised by the Trust.

Non-residents

Investment income received may be subject to non-resident withholding tax. The amount of tax deducted will depend on the type of entity from which investment income is earned, the investment income type and your country of residence.

Conduit foreign income (CFI) received will generally be non-assessable, non-exempt income in Australia and not subject to Australian non-resident withholding tax. Broadly, CFI is foreign income earned by a foreign resident through an Australian entity which in most instances is not assessable to that Australian entity.

Generally, Australian Capital Gains Tax on the disposal of investments by a non-resident will not apply where those investments are not taxable Australian property. In addition, non-residents will not be subject to withholding tax on the distribution of capital gains derived from assets that are not taxable Australian property.

Taxation and distribution statements are generically prepared from an Australian resident investor perspective.

Investors who are non-residents for Australian tax purposes should seek professional taxation advice to clarify their specific circumstances.

All payments and transactions to, and by, the Trust are in Australian dollars. Payments from/into non-Australian bank accounts may incur currency conversion fees.

Non-Australian resident investors should seek advice from their banking institution.

Australian tax file number

MLC is authorised under the *Income Tax Assessment Act 1936* (Cth) to ask for your Australian tax file number (TFN) when you open an investment account for income distribution purposes. You don't have to provide your TFN and it's not an offence if you decide not to, but if you don't, 'Pay As You Go Withholding Tax' will be deducted at the highest marginal tax rate (plus Medicare Levy) from any income distributions payable to you.

Other information

Email terms and conditions

If emails are used in operating your account, you should understand that there is potentially a greater risk that a person could fraudulently send us an email and, by pretending to be you, withdraw money from your account.

These terms and conditions apply when we (including our agents) receive email instructions or communications about your account. These terms are in addition to any other requirements relating to you giving us instructions or completing any particular authority. We can change these terms by giving you 14 days' written notice, except where the changes adversely impact you, in which case we'll give you 30 days' written notice.

By investing in the Trust, you agree that we (including our agents) may rely and act on any instructions communicated from your email which reasonably appear to be duly authorised by you and that MLC and Registry Services are not responsible for any losses you may suffer as a result of any fraudulent communications received by email, except to the extent those losses arise directly from their or their agents' negligence, wilful default or fraud. You agree to release and indemnify MLC and Registry Services against any claims and demands for any loss that we incur as a result of properly acting on such an instruction, except where we know, or have reasonable grounds to suspect, that the instruction is not authorised by you or was given in error.

MLC and Registry Services will only act when we receive complete and legible communications from you. MLC and Registry Services will not be liable for any loss which results from us not receiving your email, or from a delay in us receiving your email. The limitation of liability and indemnity above does not apply to losses or delays to the extent that they are caused by MLC or Registry Services' fraud, negligence, wilful misconduct or breach of contract.

Investor Online and Adviser Online

Investor Online, accessible via mlcam.com.au/mlctrusts, gives you access to up to date information on your investments at any time. You automatically get access to Investor Online if you are an investor in the Trust. If you elect to give your financial adviser permission to access information about your investment on the Initial Application Form, your financial adviser will also have access to your investment information via Adviser Online.

Once you have an investment in the Trust, your Investor Online account will be established and Registry Services will send you the details you need to complete the online registration process for your account.

Use of Investor Online and Adviser Online is provided by Registry Services and is subject to specific terms and conditions, as disclosed on these sites.

Your privacy

We are committed to protecting your personal information. Any personal information we collect will be handled in accordance with our Privacy Policy. The Privacy Policy outlines how we manage your personal information and contains details about any likely overseas disclosure of your personal information, how you may access or correct your personal information and how you may complain about a breach of your privacy. To obtain a copy of our Privacy Policy, please visit mlcam.com.au/privacy.

We generally collect your personal information through the application form and associated documents you complete when applying for this product. Your personal information is collected for the purpose of products and services that you request, and related purposes such as providing you with financial advice and ongoing services in relation to your account with us. We may also use your personal information to provide you with information about other products and services that may be of interest to you (unless you elect to not receive marketing communications).

In order to verify your identity for AML/CTF requirements, we may also request personal information about you from reliable identity verification service providers. If all of the information requested in your application form is not provided, we may not be able to process your application.

To provide you with the relevant products or services, we may disclose your personal information to our related bodies corporate or external parties, including your financial adviser (if relevant), your employer, banks or other financial institutions, medical professionals, insurers, legal or accounting firms, auditors, mail houses or when required to authorised to do so by law (such as disclosures to the Australian Taxation Office).

Other information

Notice to residents of New Zealand

Any offer or sale of any units in the Trusts (the 'Units') described in these materials in New Zealand is available only to, and may only be accepted by, a person who invests upfront a minimum subscription amount of NZ\$750,000 per Trust that he or she wants to invest in (net of any currency exchange losses or costs) and has satisfactorily completed the "Minimum Subscription Certification" as part of their application and agrees that:

- a. it has not offered, sold or transferred, and will not offer, sell or transfer, directly or indirectly, any Units and it has not granted, issued or transferred, and will not grant, issue or transfer an interest in or options over, directly or indirectly, any Units other than in accordance with an exclusion under Part 1 of Schedule 1 of the FMC Act (N.Z.); and
- b. it has not distributed and will not distribute, directly or indirectly, this Product Guide, any offering materials or advertisement in relation to any offer of Units in each case in New Zealand other than to persons who meet the criteria set out in clauses 3(2)(a), 3(2)(b), 3(2)(c), 3(2)(d) or 3(3)(a) of Schedule 1 of the FMC Act (N.Z.).
- c. or in other circumstances where no disclosure under Part 3 of the FMC Act (N.Z.) is required and there is no contravention of the FMC Act (N.Z.) and its regulations (or any statutory modification or re-enactment of, or statutory substitution for, the FMC Act (N.Z.) or its regulations).

This Product Guide and the information contained in or accompanying this Product Guide is not, and is under no circumstances to be construed as, an offer of financial products for issue requiring disclosure to an investor under Part 3 of the FMC Act (N.Z.).

This Product Guide and the information contained in or accompanying this Product Guide has not been registered, filed with or approved by any New Zealand regulatory authority or under or in accordance with the FMC Act (N.Z.). This Product Guide and the information contained in or accompanying this Product Guide is not a disclosure document under New Zealand law and does not contain all the information that a disclosure document is required to contain under New Zealand law.

For a copy of the New Zealand Wholesale Investor form, please contact our Client Service team on **1300 738 355** (+613 9966 5850 if calling from outside of Australia).

Keeping you informed

If you invest directly into the Trusts, we will provide you with the information set out in the table below. If you wish to obtain information on your account or update your details, please contact our Client Services team. See 'Contact details' at the end of this Product Guide.

If you invest via an IDPS you can obtain information on your investment in the Trusts by contacting your IDPS.

Information provided to direct investors	
Transaction confirmation	Confirms any investment, switch or withdrawal. This will be available on Investor Online via mlcam.com.au/mlctrusts
Periodic statement	Provides details regarding your account balance, a summary of any transactions on your investment, fees and costs incurred during the period and information about returns on your investment each quarter. This will be available on Investor Online via mlcam.com.au/mlctrusts
Distribution statement	Provides details of the distributions paid on your account. This will be available on Investor Online via mlcam.com.au/mlctrusts
Annual taxation statement	You will be provided with an annual taxation statement, referred to as an AMIT Member Annual Statement (AMMA Statement), to assist you in completing your tax return. The AMMA Statement will show the taxable and non-taxable components of the income attributed to you (which includes any distributions received or reinvested). This will be available on Investor Online via mlcam.com.au/mlctrusts
Annual financial report	As a unitholder, you can choose to receive a copy of the annual financial report as a hard copy, or as an electronic copy, or you may elect not to receive the annual financial report. If you do not make an election, we will default to your receipt preference for your financial statements. You can access a copy of the annual financial report on our website mlcam.com.au/mlctrusts
Constitution	Available to you without charge on request by contacting Client Services on 1300 738 355 (+613 9966 5850 if calling from outside of Australia).
Performance history	
Unit Pricing Discretions Policy	
Derivatives Policy	
Privacy Policy	
Product Disclosure Statement updates	You can obtain a paper copy of the PDS and this Product Guide on request by contacting Client Services on 1300 738 355 (+613 9966 5850 if calling from outside of Australia) or by visiting the website mlcam.com.au/mlctrusts/pds . The PDS and this Product Guide can be updated or replaced from time to time.
Unitholder meetings	If important changes are required to the Trust, unitholder meetings may be held. Unitholders of the Trust will receive prior notification and be provided with any reference materials. As a unitholder, you can choose to receive information about any future unitholder meetings if and when they're called, either as a printed copy, by post or via email. If you do not make a choice, we will default to your contact preference for receipt of financial statements.



Contact details

If you invest via an IDPS you should contact your IDPS operator for all enquiries.

If you invest directly, the contact details are:

Registry Services

MLC Real Return
GPO Box 804 Melbourne VIC 3001 Australia
Email: mlc_transactions@unitregistry.com.au

Client Services

PO Box 200 North Sydney NSW 2059 Australia
Telephone: **1300 738 355** (+613 9966 5850 if calling from outside of Australia)
Email: client.services@mlcam.com.au

Responsible Entity

MLC Investments Limited
PO Box 200 North Sydney NSW 2059 Australia

Website

mlcam.com.au/mlctrusts