MVA VanEck Australian Property ETF

Access the performance and breadth of the Australian property market

Australian Real Estate Investment Trusts (A-REITs) are listed on ASX and provide exposure to property assets such as office towers, shopping malls and industrial buildings. A-REITs offer many advantages for investors:

- Income
- Capital growth
- Low historical correlation to other asset classes
- Inflation protection
- Liquidity

Diversification is important when investing in A-REITs

This is because subsectors of the A-REIT market perform differently in different market conditions. MVA provides diversification by investing in a range of A-REIT subsectors and capping each individual holding at 10% to avoid overexposure to mega caps and provide better diversity across the portfolio.

The main A-REIT subsectors are:

Retail: Typically refers to shopping centres in capital cities and regional areas. It also includes freestanding shops like Bunnings.

Office: As the name indicates these A-REITs own properties used as offices and include CBD office towers as well as suburban and regional office parks.

Industrial: Includes warehouses, manufacturing buildings, industrial parks and multi-use buildings.

Residential: Includes the development and ownership of land and apartments. There are no major A-REITs in Australia that are dedicated to residential. However A-REITs like Mirvac derive a large proportion of their income from residential.

Diversified A-REITs: As the name suggests diversified A-REITs own and manage a mix of property types; they do business in two or more A-REIT subsectors.

Specialised: These are A-REITs which are not engaged in any of the traditional REIT sectors, for example storage REITS that provide self-storage solutions to individuals and businesses.

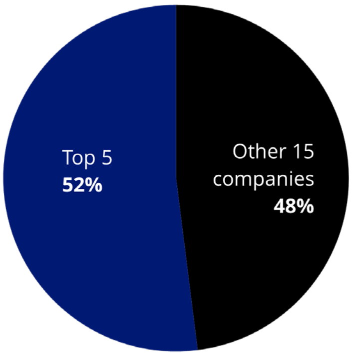
MVA offers a liquid, affordable and diversified investment in property

- Invest in a diversified portfolio of A-REITs providing exposure to commercial, retail, office, specialised and industrial property in a single trade on ASX.
- Individual stocks are capped at 10% to remove concentration bias of dominant companies within the sector.
- Gain an efficient entry into property investing with low capital commitment compared to buying real estate directly.
- A-REITs generally pay more dependable and higher distributions than other Australian listed companies.

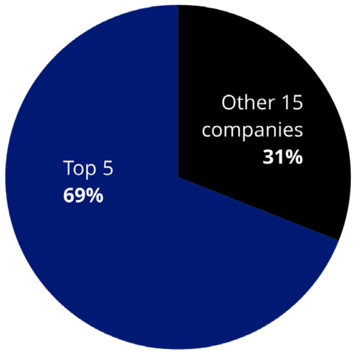
Diversity

MVA offers more diversification and less concentration compared to the benchmark, S&P/ASX 200 A-REIT Index.

Top 5 holdings in MVA as a percentage of the fund

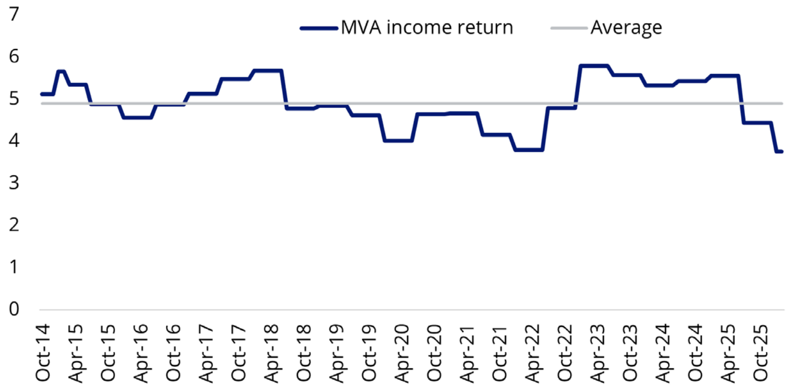


Top 5 companies as a percentage of S&P/ASX 200 A-REIT Index



Source: VanEck, FactSet as at 28 February 2026.

Income return (%)



Source: VanEck, Morningstar, 28 February 2026. Past performance is not indicative of future performance. Income return is the portion of the holding period return that is attributed to dividend distributions. This calculation assumes that the investor incurs no transaction fees, pays no taxes at the time of distribution, and reinvests all distributions paid during the period.

ASX code	Commencement date	Mgmt fee	Index	No. of holdings	Dividend frequency
MVA	16 October 2013	0.35% p.a.*	MVIS Australia A-REITs Index	Minimum of 10	Semi-annually

Key risks: An investment in our Australian Property ETF carries risks associated with: financial markets generally, individual company management, industry sectors, stock and sector concentration, fund operations and tracking an index. See the VanEck Australian Property ETF PDS and TMD for more details.

*Other fees and costs apply. Please see the PDS for more details.

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