

VANECK AUSTRALIAN PROPERTY ETF (ASX Code: MVA)

NOTICE OF UPDATED INFORMATION FOR THE PRODUCT DISCLOSURE STATEMENT

This notice updates the fees and costs information shown in the ETF's product disclosure statement, to reflect the data for the financial year ended 30 June 2026.

This notice must be read with and forms part of the relevant PDS. This information is current as at its issue date and is subject to change from time to time.

Fees and costs summary

TYPE OF FEE OR COST	AMOUNT	HOW AND WHEN PAID
Ongoing annual fees and costs		
Management fees and costs The fees and costs for managing your investment Management fees may be negotiated by wholesale clients	Management Fee 0.35% p.a. Indirect Costs 0.00% p.a.	Management fees and costs are accrued daily in the Fund Net Asset Value and reflected in the daily Unit Price. The management fee is payable to us from the Fund's assets after the end of the month. The indirect costs are reflected in the value of the Fund's assets as they are incurred.
Performance fees Amounts deducted from your investment in relation to the performance of the product	Nil	Not applicable
Transaction costs The costs incurred by the scheme when buying or selling assets	0.00% p.a.*	Transaction costs are paid from the assets of the Fund as they are incurred.
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	If you are buying on ASX: Nil If you are an Authorised Participant creating units: \$400	Payable only by Authorised Participants for the creation, at the time of the creation. The amount and timing of this fee may be negotiated.
Buy-sell spread An amount deducted from your investment representing costs incurred in transactions by the scheme	Nil	Not applicable



Withdrawal fee The fee on each amount you take out of your investment	If you are buying on ASX: Nil If you are an Authorised Participant redeeming units: \$400	Payable only by Authorised Participants for the redemption, at the time of the redemption. The amount and timing of this fee may be negotiated.
Exit fee The fee to close your investment	Nil	Not applicable
Switching fee The fee for changing investment options	Nil	Not applicable

*The transaction costs disclosed are calculated using the Fund's actual transaction costs incurred for the financial year ended 30 June 2026, including our reasonable estimate of such costs where information was not available as at the date of this notice or where we are unable to determine the exact amount. Where a Fund is newly established, the transaction costs are our reasonable estimate of those costs that will apply for the current financial year (adjusted to reflect a 12 month period).

Example of annual fees and costs

This table gives an example of how the ongoing annual fees and costs for the ETF can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes. The example assumes that the value of the investment is a constant \$50,000 throughout the year with an additional \$5,000 invested on the last day.

EXAMPLE		BALANCE OF \$50,000 WITH A PURCHASE OF \$5,000 DURING THE YEAR
Contribution fees	If you are buying on ASX: Nil. If you are an Authorised Participant creating units: \$400	For every additional \$5,000 you put in, you will be charged nil if you are buying on ASX or \$400 if you are an Authorised Participant.
PLUS Management fees and costs	Management Fee 0.35% p.a. Indirect Costs 0.00% p.a.	And , for every \$50,000 you have in the ETF you will be charged \$175 each year
PLUS Performance fees	Nil	And , you will be charged \$0 in performance fees each year
PLUS Transaction Costs	0.00% p.a.	And , you will have deducted from your investment \$0 in transaction costs
EQUALS Cost of the ETF		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of: \$575 if you are an Authorised Participant and \$175 if you are not. Wholesale investors and Authorised Participants can negotiate lower fees.

For more information:

- Call 1300 68 38 37
- Go to vaneck.com.au

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