Investing
for members









Photography of Collins Arch, Melbourne, by Trevor Mein.

About Cbus Super

Cbus Super was established in 1984, and we are proud to be one of Australia's top performing superannuation funds over the long term[1].

We have with more than **925,000 members** and manage over **$105 billion** of their money (as of 30 June 2025).

Our Growth (MySuper) investment option has **delivered strong long-term investment returns for our members** with an average annual investment return of **8.91%**[2] since inception.

We **create jobs by investing in our industry** – a wholly owned entity of Cbus Super, Cbus Property[3] is a national integrated property investor and developer, with major investments and developments in the commercial office, residential and retail sectors across Australia. By investing in the building and construction industry through Cbus Property, we have delivered strong investment returns for members and created thousands of jobs[4].

We **invest in a range of assets** including Australian shares, international shares, cash, fixed interest and we have sizable investments in unlisted property and infrastructure assets.

Cbus is a **strong contributor to the Australian economy** with investments in high quality commercial and residential property developments, neighbourhood and regional shopping centres as well as high quality long-term infrastructure assets such as toll roads and airports.

[1] The Growth (MySuper) investment option obtained top quartile performance ranking over 10, 15 and 20 year periods from the SuperRatings FCRS SR50 Balanced (60-76) Index, for the period ending 30 June 2025. Past performance is not a reliable indicator of future performance.

[2] Since inception in 1984 to 30 June 2025.Investment performance is based on investment returns minus investment fees and costs, transaction costs and investment-related taxes and until 31 January 2020, the percentage-based administration fee. Excludes fees and costs that are deducted directly from members' accounts.

[3] Cbus Property Pty Ltd is a wholly owned entity of Cbus Super and is responsible for the development and management of a portfolio of Cbus Super's property investments.

[4] Estimated jobs since 2006 to June 2025 based on inductions for completed and committed developments. Since inception in 2006 to 30 June 2025, Cbus Property has returned 12.54% on average each year and has created over an estimated 100,000 direct jobs based on inductions for completed and committed developments. Cbus Property investments are part of the property asset class in the High Growth, Growth Plus, Growth, Conservative Growth, Conservative and Property investment options, and these investment returns form part of the crediting rates allocated to accounts invested in these investment options. Past performance is not a reliable indicator of future performance.

Strong long-term performance

Cbus invests in industries and supports communities that are important to our members. We have a history of strong long-term performance, competitive fees and we're the leading industry super fund for the building, construction and allied industries. Our Growth (MySuper) investment option has outperformed the median over 10, 15 and 20 year periods[1].



Performance to 30 June 2025

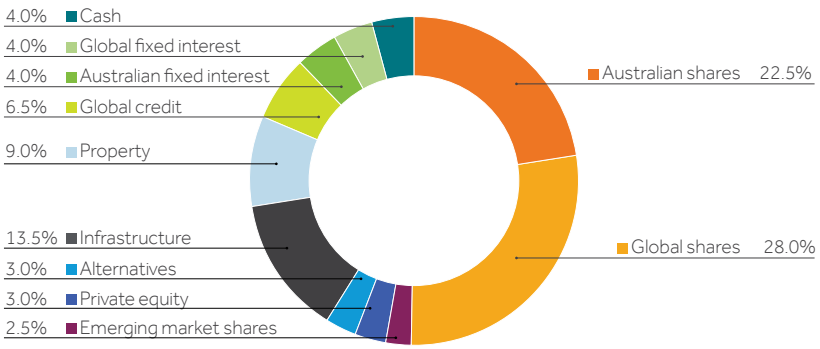
[1] Taken from the SuperRatings FCRS SR50 Balanced (60-76) Index (June 2025). The default Growth (MySuper) investment option performance ranking was above the median return over 10, 15 and 20 years for the period ending 30 June 2025. SuperRatings is a ratings agency that collects information from super funds to enable performance comparisons – visit **superratings.com.au**. Past performance is not a reliable indicator of future performance.

[2] The crediting rate for the Growth (MySuper) investment option is based on investment returns minus investment fees and costs, transaction costs and investment-related taxes and until 31 January 2020, the percentage-based administration fee. Excludes fees and costs that are deducted directly from members' accounts.

[3] The median has been taken from the median balanced investment option investment return in the SuperRatings FCRS SR50 Balanced (60-76) Index, for the period ending 30 June 2025.

How we invest

Growth (MySuper) investment option Strategic Asset Allocation[1]



When we build each investment option, we set an investment strategy also known as a Strategic Asset Allocation (SAA) for each investment option.

The SAA includes a range of different assets classes including Australian shares, international shares, cash, fixed interest and we have sizable investments in unlisted property and infrastructure assets. The SAA is determined using a medium to long-term (10+ years) view and is reviewed annually.

Assets within the SAA can also be classified as growth or defensive. Growth assets are expected to deliver higher investment returns over the long-term with ups and downs along the way. Defensive assets are expected to be less risky and typically generate consistent but lower investment returns.

The makeup of our default Growth (MySuper) investment option is as follows:

- **The allocation to growth assets is 73.5%**

  Includes 100% of our allocation to Australian shares, global shares, emerging market shares, private equity, alternatives and 50% of our allocation to property, infrastructure and global credit.

- **The allocation to defensive assets is 26.5%**

  Includes 100% of our allocation to cash and fixed interest and 50% of our allocation to property, infrastructure and global credit.

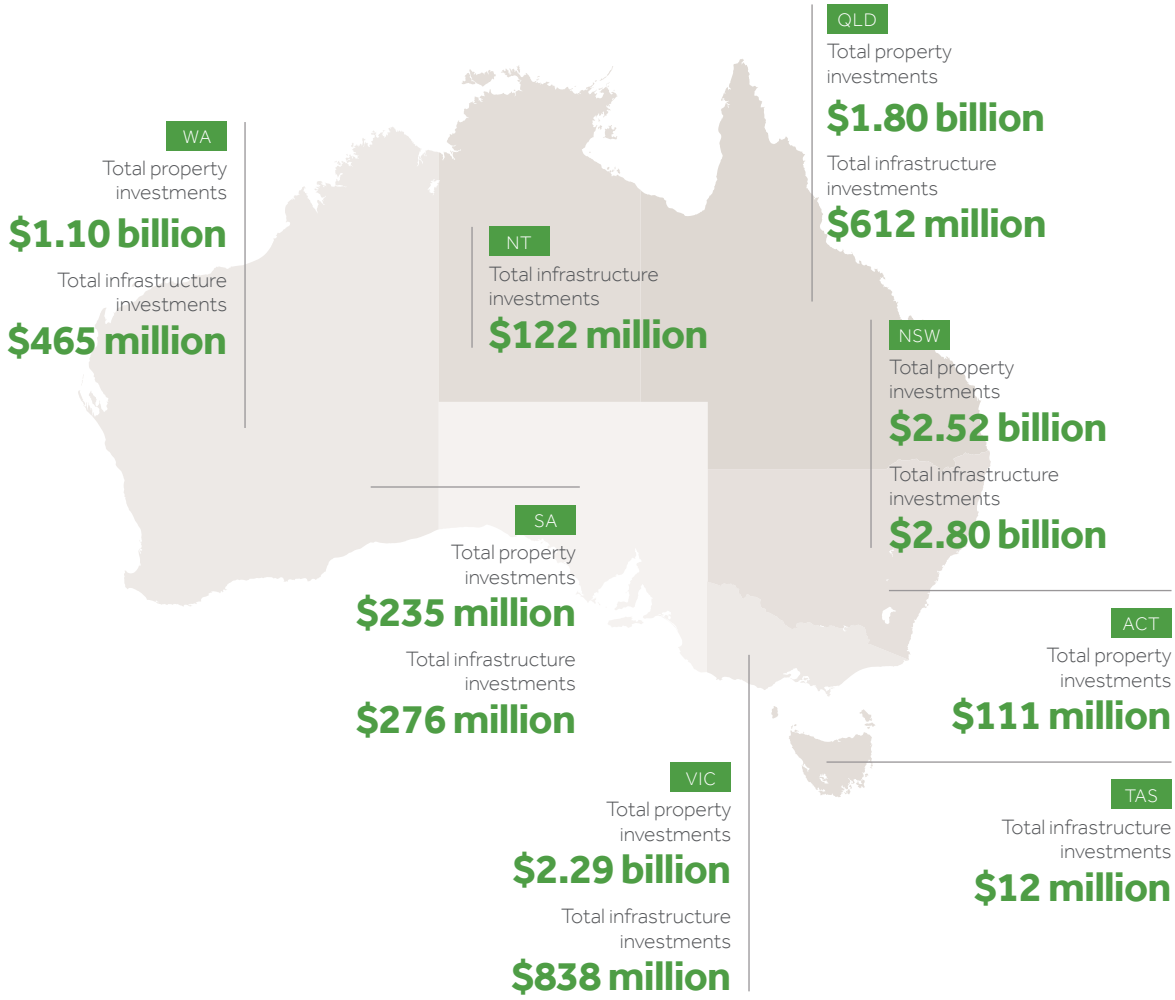
Historically, when one asset class is performing poorly, other asset classes may be performing better. This is the power of diversification, helping to provide consistent overall performance while reducing risk when compared to investing in a single asset class.

[1] This Strategic Asset Allocation (SAA) information is as at 30 June 2025. Actual asset allocations may vary at any point in time due to market movements, cash flows and other activities. SAAs are regularly monitored by the investment team and rebalanced back towards target, or in line with our views on opportunities and risks. We may vary the SAA and ranges from time to time without prior notice. Please refer to our website at **cbussuper.com.au/investments** for current SAA and ranges.

Where we invest

We have a history of investing back into our communities – supporting industries that are important to our members and creating better retirement outcomes. By investing on our members' behalf, we're a provider of significant capital to businesses around Australia. This funding can help strengthen the Australian economy and may generate higher investment returns for our members.

Our investments in property and infrastructure as at 30 June 2025[1].



[1] Exposure is on a look-through basis

Our responsible investment approach

We believe companies that are well-governed and manage Material[1] Environmental, Social and Governance (ESG) risks and opportunities in their operations and supply chains such as those that impact employees, suppliers, customers, communities, and the environment will help protect assets and grow our members' retirement savings over the long term.

Our approach to responsible investment includes:

Through integration

Every company or asset that we invest in is exposed to a different set of Material ESG risks and opportunities. In general, our internal and external investment managers aim to integrate the consideration of those risks and opportunities Material to their investments as one input within their decision-making process.

Integration is supported by various activities, including investment manager selection and monitoring processes, investment manager ratings and investment monitoring with third-party data support.

While integration is preferred, there are circumstances where we may consider exclusion of a sector or a specific asset type or stock from the Fund's investment portfolio having regard to members' best financial interests.

Please refer to **cbussuper.com.au/sustainability,** under the section *Our approach*, for further information regarding our approach to exclusions.

We are active stewards

Our stewardship activities include advocacy, the suite of rights attached to our shareholdings, and engagement with the goal of protecting and preserving value for members' retirement savings.

Either directly or alongside others, we support the shift towards a more effective and sustainable finance system by encouraging the development of standards, guidelines and regulatory reform.

We also advocate for policy settings that will protect our members' retirement savings from systemic environmental and social impacts.

As outlined in our Stewardship Statement, through voting and engagement, we aim to improve practices so that the companies that we invest in are better run and provide more sustainable long-term investment returns.

Further information about our stewardship process including our partner organisations and initiatives, and our *Stewardship Statement*, can be found at **cbussuper.com.au/sustainability**, under the section *Our approach*.

We identify key areas of focus

We have identified a set of portfolio-wide ESG priorities for increased focus across our integration, stewardship and research work to protect and preserve member value. These priorities generally represent a systemic risk to our portfolio, are the subject of regulation, or are closely linked to our members and the industries they work in. Our current portfolio-wide priorities are climate change, nature and biodiversity loss, modern slavery, workplace health and safety, and investing in the real economy.

[1] Material ESG risks and opportunities are those that are likely to affect business or investment performance.

Our responsible investment approach



We adapt and we are evidence based

We work to ensure our priorities continue to align with our members' best financial interests through time and we scan the horizon so we are aware of issues that will become prominent into the future.

We use a wide range of research and data to measure, support and evolve our evidence-based approach. Our strategies and approaches are underpinned by an assessment of best practice coupled with a view of what is fit for purpose for the Fund.

We are transparent

We measure our activities and report on our progress, so our members can be confident that we do what we say we do.

We partner

We recognise that through partnership and collaboration we can share knowledge and learnings and protect our portfolio from systemic risks.

Our key beliefs

- We act in our members' best financial interests
- We aim to apply our approach across most of our portfolio in accordance with our Responsible Investment Policy[1]
- We advocate for a more sustainable future with the aim of protecting long-term investment returns for our members

[1] As at 1 September 2025, our *Responsible Investment Policy* does not apply to cash, derivatives or overlays.

Investing in the real economy



Renewables

We've invested **$931 million**[1] in renewables and **$1.16 billion**[1] in enabling (transmissions and storage) for a total of **$2.1 billion**[1] in renewables and enabling infrastructure. We're working with governments and our industry partners to identify further opportunities to invest in Australia's energy transition. A key example of our investments is Star of the South, Australia's most advanced offshore wind project.

Cbus Property

Cbus has a long history in the building and construction industry. We own one of the most sustainable commercial property portfolios in the country (rated by NABERS[2]) through our integrated property investor and developer Cbus Property.

In addition to aligning with our members' interests, embedding strong ESG practices in the built environment, including the development of sustainable building and construction practices, can have a significant long-term impact on our members' quality of life in retirement.

We are proud to support Cbus Property in its aspirations to deliver Australia's most sustainable office portfolio including its industry-leading certifications below:

- Average Green Building Council of Australia 6 Star Green Star Performance rating across office portfolio
- In the NABERS Sustainable Portfolios Index 2025, Cbus Property was nationally ranked second for NABERS Office Waste and equal second for NABERS Energy and Indoor Environment.

  Additionally, Cbus Property was recognised as a top performer in the Shopping Centre Energy category, and was also recognised as one of only three portfolios with 100% carbon neutral coverage, earning the credential of Carbon Neutral Portfolio for Shopping Centres.
- International WELL Building Institute (IWBI) Health Safety ratings achieved across office portfolio

In addition, Cbus Property's office portfolio achieved net zero carbon status in 2022, eight years ahead of its 2030 target, as certified by the Climate Active Carbon Neutral Building Standard; and again received global recognition in the annual Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment. Cbus Property again received global recognition by being awarded Regional Sector Leader title for Standing Investments (Oceania, Diversified – Office/Retail) in 2022. In 2024, Cbus Property was the first building owner in Australia to have each of its office buildings and shopping centres certified by the Cleaning Accountability Framework (CAF). These achievements highlight Cbus Property's approach to integrating sustainability across all sectors of its business, from managing real assets to the way new projects are designed and constructed.

[1] As at 30 June 2025

[2] Cbus Property was recognised as an industry leader in the **2024 NABERS Sustainable Portfolios Index**, which calculates a NABERS Portfolio rating for Cbus Property's office portfolio.

Investing in the real economy

Forth Ports

We invest in Forth Ports, an owner and operator of eight container ports across the United Kingdom. With seven ports in Scotland and one in London, Forth Ports benefits from locations close to the North Sea oil and gas reserves, and access to the English Channel. Offshore wind also presents a major opportunity for its Scottish ports as construction and servicing work for new offshore wind farms is expected to be supported by Scottish harbours for years to come.

The ports own their own land and have strong market positions and growth opportunities. The largest of the eight ports, the Port of Tilbury, is one of London's major ports and a key employer in the local area with 60% of the key managers at the port living within 16 kilometres.

The Port of Tilbury underwent an expansion in 2020 with the purchase of an additional 152 acres to expand the terminal and create additional long-term income. And in 2025, Forth Ports announced their intention to develop the site further with a 100 acre expansion.

Given its ideal location, the port is forecast to generate an increasing amount of Forth Ports' total revenue over the next decade.

The Port of Tilbury is also regarded as the UK's greenest port with most of its electricity generated through its four wind turbines. There is also an ongoing investment in power, water and fuel saving solutions at the port.



By having a diversified, stable cash flow, Forth Ports has demonstrated an ability to navigate through tougher economic periods without major impact to its revenue. Forth Ports is a great example of the wide range of investments Cbus members are able to access when they invest with us. Infrastructure assets such as this are expected to help the Fund continue to deliver stable, long-term returns to members into the future.

IFM Net Zero Infrastructure Fund

We have committed to the IFM Net Zero Infrastructure Fund (IFM NZIF) which is focused on infrastructure investments that accelerate the world's transition to a net zero economy and is aligned with the UN Sustainable Development Goals. IFM NZIF has made four investments that provide global diversification and attractive exposure to the renewable sectors including solar PV, wind generation, battery storage and renewable natural gas across Europe, North America, Latam and emerging markets. These renewables companies develop, own and operate solar, wind and energy storage, while the renewable natural gas platform utilises mature technologies to capture, purify and transport biogas from existing organic waste facilities to its end use. These investments continue to build and expand their development projects, creating value for investors while supporting the energy transition.

Investing in our members' industries



Fulcrum Media Finance

We continue to back our members in the print, media, entertainment, and arts industries

As one of Australia's leading industry funds, we're here to benefit our members but where it makes sense to do so, we also invest in our members' industries.

Investing in film and TV productions

Through our funding arrangement with Fulcrum Media Finance (Fulcrum) we are helping bring entertainment to the big screen and into our members' homes.

Who is Fulcrum Media Finance?

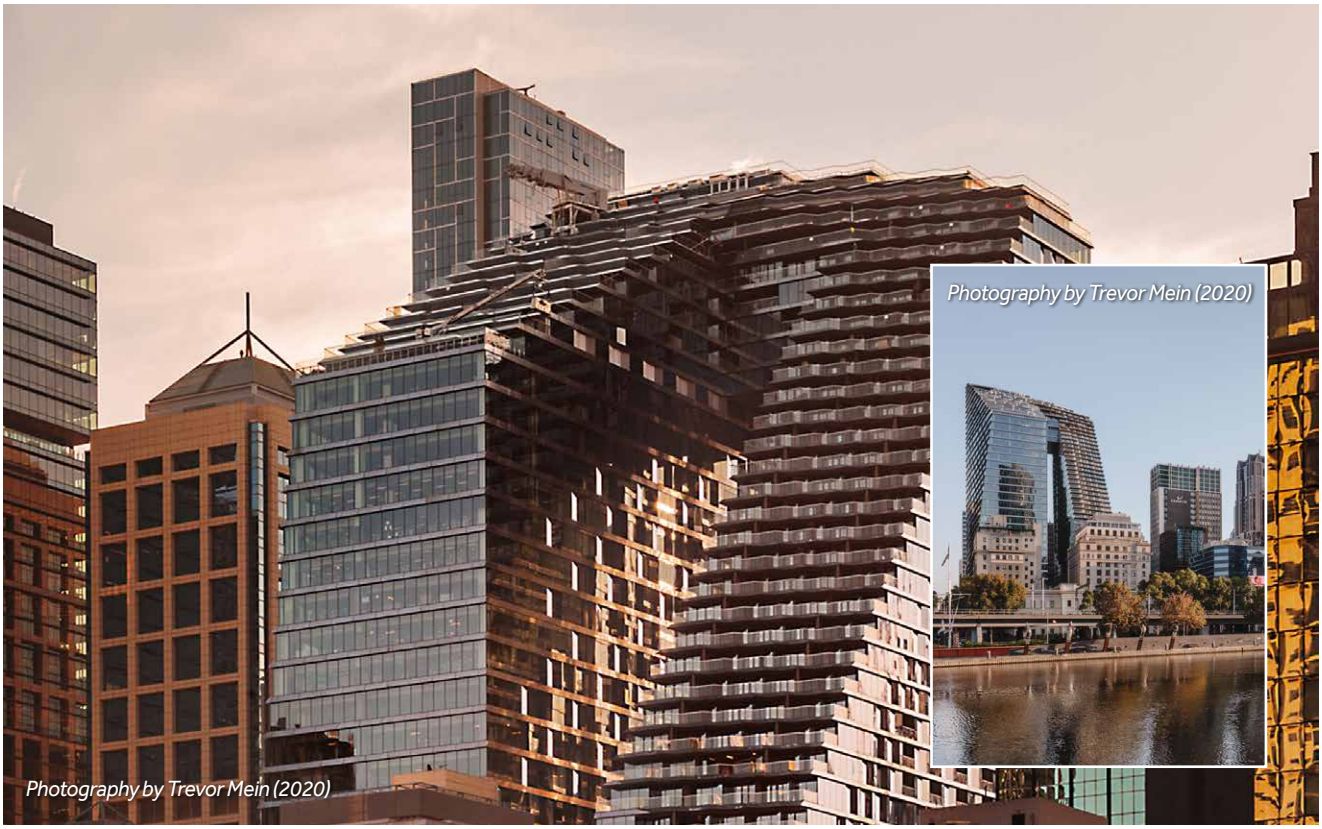
Fulcrum is not a traditional bank; they are a specialist industry lender who provide access to tax incentives and pre-sale advance loans for film and TV productions across Australia and New Zealand.

As of 30 June 2025, Fulcrum has loaned more than $847 million to help finance the production of more than 455 screen productions supporting the Australian film and television industry.

Production highlights:

- Highly anticipated family feature film *Bluey: The Movie*
- Second series of the widely acclaimed documentary series *The Assembly*
- Feature film based on the successful tv show *Bump: A Christmas film*
- Premium drama series *The Family Next Door*
- Comedy drama TV series *He Had It Coming*
- Two new children's animated series *Andrew the Big BIG Unicorn* and *Do Not Watch This Show.*

Our arrangement with Fulcrum dates back to 2010 and was originally launched as a $30 million revolving loan. The relationship has grown since Media Super's merger with Cbus Super in April 2022. Our support continues with Cbus now providing a revolving loan limit of over $100 million, highlighting our continued support for our members in the creative industries.



Victoria

Collins Arch, Melbourne, Victoria

A dynamic mixed-use precinct proudly developed by Cbus Property and ISPT.

Collins Arch is a world-class mixed-use precinct that comprises more than 49,000 square metres of Premium Grade office space, 184 exceptional residences and the W Melbourne luxury lifestyle hotel. The office component is co-owned by ISPT.

Major infrastructure and property assets in Victoria

Asset	Type
171 Collins Street, Melbourne (co-owned with Charter Hall)	Office
2 Lonsdale Street, Melbourne (ISPT)[1]	Office
311 Spencer Street, Melbourne	Office
313 Spencer Street, Melbourne	Office
447 Collins Street, Melbourne (office component co-owned with ISPT)	Office
720 Bourke Street, Melbourne	Office
Bald Hills Wind Farm (ICG)[2]	Energy
Melbourne Airport (IFM, Morrison & Co)[3]	Airport
Southern Cross Station, Docklands (IFM)[4]	Social
Star of the South, Gippsland (CIP)[5]	Energy

Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

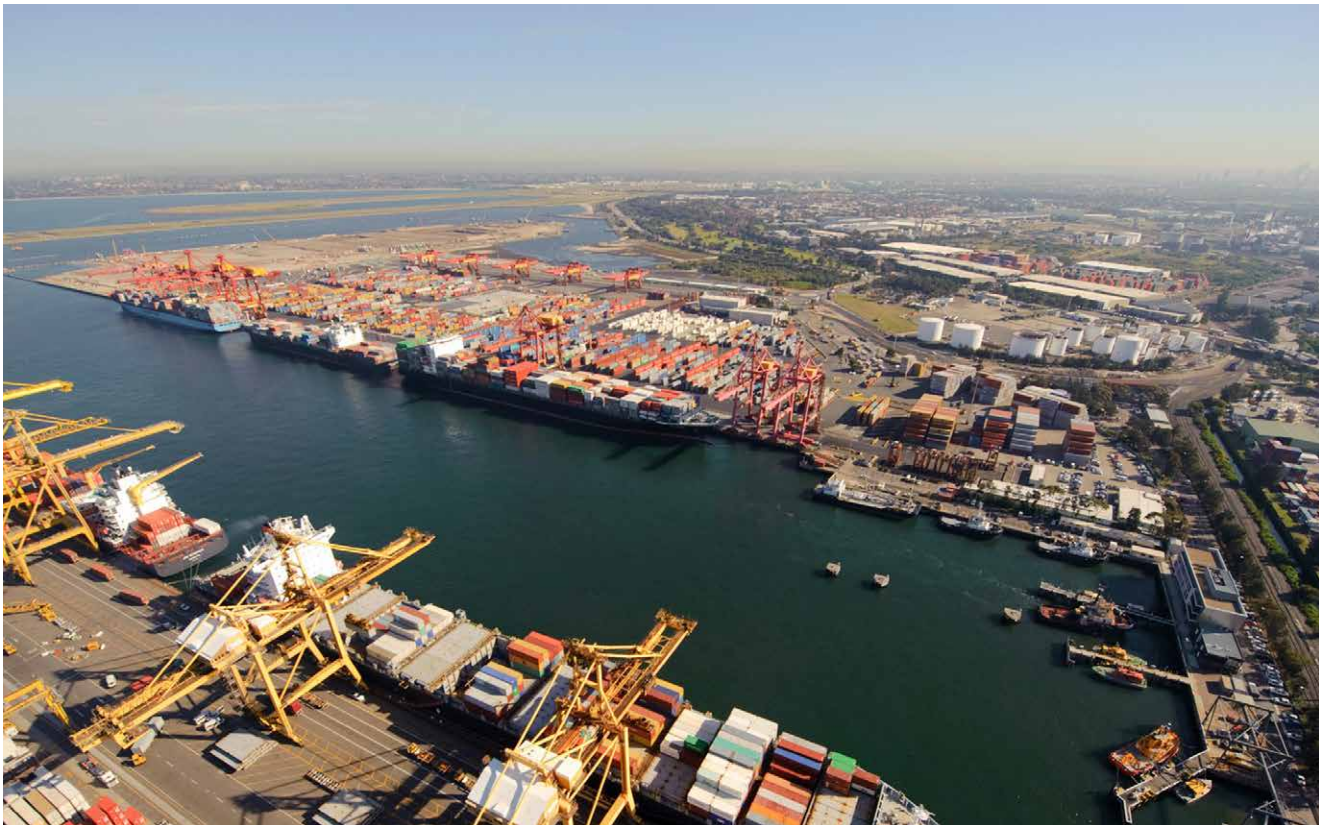
[1] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

[2] Investment in ICG Energy Infrastructure Trust managed by Foresight Group LLP No OC300878.

[3] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404) Investment in the Utilities Trust of Australia (UTA) managed by Morrison & Co Utilities Management (Australia) Pty Ltd (ABN 66 624 308 809, AFSL 238309).

[4] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).

[5] Investment held directly and through Copenhagen Infrastructure Partners (CVR 37994006).



New South Wales

Port Botany, NSW Ports

A Cbus infrastructure investment held directly and through IFM[1].

NSW Ports is primarily comprised of Port Botany and Port Kembla in NSW.

Port Botany is Australia's second busiest container port, servicing a market supported by the largest population base in Australia.

Port Kembla is an important international gateway, being a large vehicle import hub and coal facility. It is also the principal grain export port for producers in Southern and South-Western NSW.

Major infrastructure and property assets in New South Wales

Asset	Type
111 Castlereagh Street, Sydney (under construction)	Residential
121 Castlereagh Street, Sydney (under construction)	Office
5 Martin Place, Sydney	Office
Ausgrid (IFM)[1]	Utility
Macquarie Centre, Macquarie Park (co-owned with UniSuper via ACRT)[2]	Retail
Newmarket, Randwick (under construction)	Residential
NSW Ports – Port Botany and Port Kembla (IFM)[3]	Seaport
Sydney Airport (IFM)[1]	Airport
Transgrid (UTA)[4]	Utility
Westpac Place, 275 Kent Street, Sydney (ISPT)[5]	Office

Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

[1] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).

[2] Investment through Australian Core Retail Trust (ACRT).

[3] Investment held directly and in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).

[4] Investment in the Utilities Trust of Australia (UTA) managed by Morrison & Co Utilities Management (Australia) Pty Ltd (ABN 66 624 308 809, AFSL 238309).

[5] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

New South Wales

111 Castlereagh Street, Sydney

A luxury mixed-use project developed by Cbus Property in partnership with Scentre Group.

111 & 121 Castlereagh comprises 98 luxury residential apartments (developed by Cbus Property) that appear to float above a heritage podium that will be transformed into 11,500 square metres of premium-grade office space (developed by Cbus Property) and a 6,200-square-metre extension of Westfield Sydney's luxury retail offering (developed by Scentre Group).



Artist impression



Queensland

Pacific Fair Shopping Centre, Broadbeach Waters

A Cbus investment through the Australian Core Retail Trust[3].

Pacific Fair Shopping Centre, is a major regional shopping centre in Queensland, Australia. We invest in Pacific Fair through the Australian Core Retail Trust (ACRT), which comprises co-owners Cbus Property and UniSuper. ACRT owns 100 per cent of this asset.

Pacific Fair is one of a few centres outside of Australian CBDs to have major international designer brands including Gucci, Prada and Louis Vuitton.

This major regional shopping centre comprises 150,000m^2 of floor space, with more than 380 retailers including Myer, David Jones, Coles, Woolworths, Kmart, Target, Big W, Event Cinemas, Zara, Uniqlo and H&M.

Major infrastructure and property assets in Queensland

Asset	Type
1 William Street, Brisbane (co-owned with ISPT)[1]	Office
205 North Quay, Brisbane	Office
443 Queen Street, Brisbane	Residential
Brisbane Airport (IFM[2] and Igneo[3])	Airport
Central Plaza, 345 Queen Street, Brisbane (ISPT)[1]	Office
Kawana Shoppingworld, Buddina (ISPT)[1]	Retail
Uptown, Brisbane (ISPT)[1]	Retail
Pacific Fair Shopping Centre, Broadbeach Waters (co-owned with UniSuper via ACRT)[4]	Retail
Port of Brisbane (IFM)[2]	Seaport
Wintergarden Shopping Centre, Brisbane (ISPT)[1]	Retail

Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

[1] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

[2] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).

[3] Investment through Igneo Infrastructure Partners (First Sentier Investors [Australia] RE Ltd) (ABN 13 006 464 428, AFSL 240550).

[4] Investment through Australian Core Retail Trust (ACRT).

Queensland

205 North Quay, Brisbane City

A Cbus Property commercial development

205 North Quay offers world-class amenities, including a whole-floor wellness facility, 25-metre lap pool, a 210 seat public realm auditorium, outdoor terraces on every level, and rooftop collaboration and celebration facilities.



Artist impression



Western Australia

Jandakot Airport, Western Australia

A Cbus asset managed by Dexus.

Cbus owns a 33.3% stake along with leading integrated real estate group Dexus and Dexus Industrial Trust.

The Jandakot joint venture holds a 100% interest in the Jandakot general aviation airport, existing industrial properties and developable land in Perth, Western Australia. When the development of the industrial land is complete, the property will provide over 700,000m2 of high quality industrial and logistics accommodation.

The joint venture is expected to create opportunities for West Australian industrial and logistics businesses to expand and upgrade their accommodation as well as creating new construction jobs and ongoing work for the local community.

Dexus oversees the management and development of the property, with the Fund benefiting from Dexus' industrial development capability and fully integrated real estate management offering.

Major infrastructure and property assets in Western Australia

Asset	Type
100 St Georges Terrace, Perth (ISPT)[1]	Office
140 William Street, Perth	Office
Banksia Grove Village, Banksia Grove (ISPT)[1]	Retail
Forrest Chase Shopping Centre, Perth (ISPT)[1]	Retail
Jandakot Airport and Industrial Precinct (Dexus)	Industrial/airport
Lakelands Shopping Centre, Lakelands (ISPT)[1]	Retail
Mandurah Forum, Mandurah (ISPT)[1]	Retail
Neerabup Power Station[2]	Energy
Perth Airport (IFM and Morrison & Co)[3]	Airport
Perth CBD Courts (IFM)[4]	Social

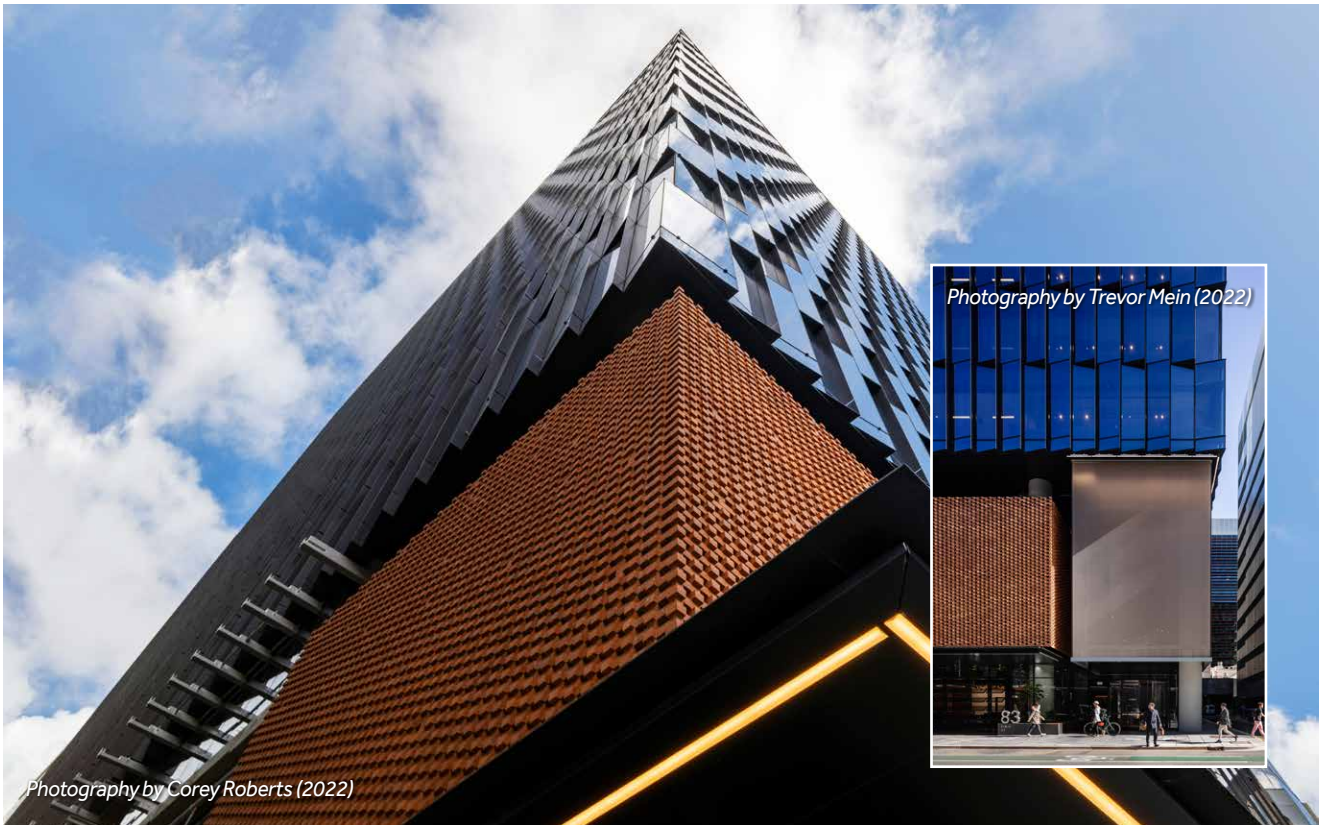
Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

[1] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

[2] Investment in ICG Energy Infrastructure Trust managed by Foresight Group (LLP No OC300878).

[3] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404), investment in the Utilities Trust of Australia (UTA) managed by Morrison & Co Utilities Management (Australia) Pty Ltd (ABN 66 624 308 809, AFSL 238309).

[4] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).



South Australia

83 Pirie Street, Adelaide, South Australia

A Cbus commercial office investment.

The property is a "A" grade office building comprising 30,000 square metres accross 22 levels and is one of the largest commercial office developments in South Australia. The Government of South Australia's Department for Infrastructure and Transport (DIT) is the anchor tenant.

83 Pirie Street offers large, flexible floorplates, premium end-of-trip facilities and a multipurpose wellness and conference centre for on-site activities and events. Another signature design element is the landscaped rooftop terrace, which captures views of the Adelaide Hills to the east.

Major infrastructure and property assets in South Australia

Asset	Type
60 King William St, Adelaide[1]	Office
83 Pirie Street, Adelaide	Office
Adelaide Airport (IFM)[2]	Airport
Charles Sturt Industrial Estate, Woodville (ISPT)[3]	Industrial
ElectraNet[4] (Morrison & Co)	Utility
Flinders Ports (ICG)[5]	Seaport
GPO Building, Adelaide[1]	Office
Integrated Waste Services[6]	Social
St Clair Village, Cheltenham (ISPT)[3]	Retail
Willogoleche Wind Farm (ICG)[5]	Energy

Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

[1] Investment in Charter Hall Prime Office Fund managed by Charter Hall Investment Management Limited (ABN 94 168 439 763, AFSL 458715).

[2] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404).

[3] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

[4] Investment in the Utilities Trust of Australia (UTA) managed by Morrison & Co Utilities Management (Australia) Pty Ltd (ABN 66 624 308 809, AFSL 238309) and in The Infrastructure Fund managed by Gardior (ABN 71 076 835 955, AFSL 320 173).

[5] Investment in ICG Energy Infrastructure Trust managed by Foresight Group (LLP No OC300878).

[6] Investment through Igneo Infrastructure Partners (First Sentier Investors [Australia] RE Ltd) (ABN 13 006 464 428, AFSL 240550).



Australian Capital Territory

4 National Circuit, Barton

A Cbus investment in property managed by ISPT.

A Grade, state-of-the-art office building located in the Barton office precinct of Canberra.

Major property assets in the Australian Capital Territory

Asset	Type
1 National Circuit, Barton (ISPT)[1]	Office
18 Marcus Clarke Street, Canberra (ISPT)[1]	Office
3-5 National Circuit, Barton (ISPT)[1]	Office
4 National Circuit, Barton (ISPT)[1]	Office
Anzac Park West, Reid[2]	Office
6 National Circuit, Barton (ISPT)[1]	Office
7 London Circuit, Canberra (ISPT)[1]	Office
15 Sydney Avenue, Barton[3]	Office
Canberra Centre[4]	Retail
Gungahlin Village (ISPT)[1]	Retail

Assets are in alphabetical order and managed by Cbus Property unless specified otherwise (see below). Cbus invests with Australian and international investment managers. Our ownership structure and stake in any one individual asset may not equal 100% and will vary from asset to asset.

[1] Investment through Industry Super Property Trust (ISPT) (ABN 28 064 041 283, AFSL 247280).

[2] Investment through EG Property Fund (EG Funds) (ABN 43 55 450 239, AFSL 238523)

[3] Investment in Charter Hall Prime Office Fund managed by Charter Hall Investment Management Limited (ABN 94 168 439 763, AFSL 458715).

[4] Investment through QIC Town Centre Fund (QTCF), QIC Retail Pty Ltd (ACN 076 279 546, AFSL 534885), QIC Town Centre Fund TT Company Pty Ltd (ACN 640 962 545, AFSL 534890).

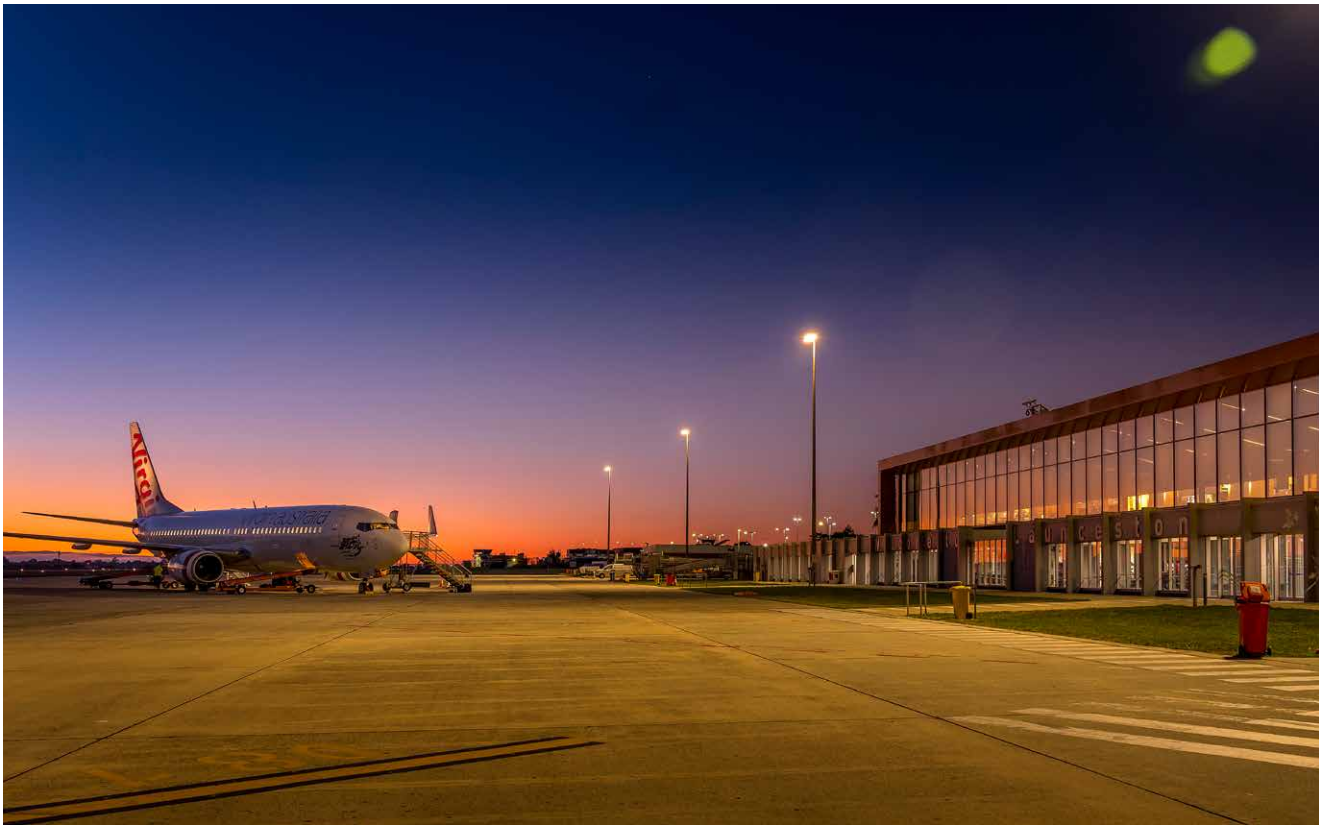


Northern Territory

Darwin Airport

A Cbus infrastructure investment managed by IFM Investors.

Darwin airport as achieved strong growth in passenger numbers driven by proximity with the fast-growing Asian economies, growth in the low-cost airline segment and the strength of the mining sector in the Northern Territory.



Tasmania

Launceston Airport

A Cbus infrastructure investment held via IFM and UTA[1].

Launceston Airport is 90% owned and operated by Australia Pacific Airports Corporation (APAC) under a 50-year Federal Government lease (with the remainder held by Launceston City Council). There is an option to extend this for a further 49 years.

[1] Investment in the IFM Australian Infrastructure Fund managed by IFM Investors (ABN 67 107 247 727, AFSL 284404) and Investment in the Utilities Trust of Australia (UTA) managed by Morrison & Co Utilities Management (Australia) Pty Ltd (ABN 66 624 308 809, AFSL 238309).

Cbus Super
Locked Bag 5056
PARRAMATTA NSW 2124

1300 361 784
8am to 8pm (AEST/AEDT)
Monday to Friday

cbusenq@cbussuper.com.au
cbussuper.com.au

Visit us in person in Adelaide, Brisbane, Melbourne, Perth and Sydney.
Details: **cbussuper.com.au/contact**

Unless otherwise stated, property and infrastructure investment information is at 30 June 2025.

This information is about Cbus Super. It doesn't account for your specific needs. Please consider your financial position, objectives and requirements before making financial decisions. Read the relevant Product Disclosure Statement (PDS) and Target Market Determination to decide if Cbus Super is right for you. Call **1300 361 784** or visit **cbussuper.com.au**.

Cbus' Trustee: United Super Pty Ltd ABN 46 006 261 623 AFSL 233792 as Trustee for the Construction and Building Unions Superannuation Fund ABN 75 493 363 262 (Cbus and/or Cbus Super).

CB371 09-25