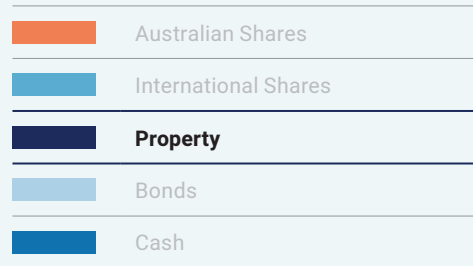


Your investment options:

PROPERTY

The information in the document forms part of the Product Disclosure Statement (PDS) for the Team Superannuation Fund.



About Property

Passively invests in the listed property markets in Australia

Property is a growth asset that generally provides high long term returns. Property provides returns through both rental income and capital growth and allows investors to diversify a growth asset portfolio. It invests in Australia, which include investments in commercial, industrial and retail property, such as office blocks, warehouses, shopping centres and factories.

Who is Property suitable for?

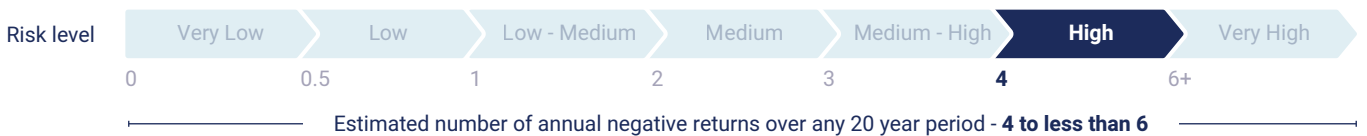
Suitable for people who wish to invest their super for five or more years.

i At times we may hold a small part of this investment option in cash. This is a standard investment administration process to:

- set aside money to invest with our managers.
- manage cash outflows, such as benefit payments, without having to cash in an investment.

Property's Standard Risk Measure[^]

Property's risk level is high. The table below shows the estimated number of annual negative returns over any 20 year period. These negative returns can be experienced several years apart or several years in a row within the 20 year period.



What's the investment return objective?

Before investment fees and relevant superannuation taxes, to track the return of the S&P / ASX 300 A REIT Index.

What's the S&P / ASX 300 A REIT Index?

The S&P / ASX 300 A REIT Index tracks the performance of Australian real estate investment trusts (A-REITs) which include residential, office, retail, and industrial properties.

What's the minimum time you should invest in Property?


At least five years.



How has Property performed?


What to look for in investment performance?

As Property is a growth asset, investors should expect higher long term returns along with some low or even negative returns over the short term. Short term performance can vary. It's important to focus on long term performance and your investment time frame.

 Visit teamsuper.com/returns for the latest investment returns.*

How we invest your money

We appoint professional investment managers to invest your money within strict guidelines. We regularly review their performance and can remove managers and add new ones.

 Visit teamsuper.com/investments for a list of our investment managers.

Want to make an investment choice?

Read the **Making an Investment Choice** factsheet then log in to your online account at teamsuper.com/login using your member number and password.

Once you've logged in, select the menu item **Manage my investments** and select **Change my investment options** to make your investment choice.

If you don't make a choice we'll automatically invest your money in the Lifecycle Investment Strategy.

When deciding which investment option is right for you, it's important to focus on your investment horizon, how much risk you're comfortable with and how much super you need for retirement. If you're still unsure about the right investment option for you, you should talk to your financial adviser.

Need more information or advice?

If you have any questions or need help, please get in touch. You can reach us on 13 64 63, Monday to Friday, 8am to 6pm or via our website.

*** Past performance isn't necessarily an indication of future performance.**

^ We've measured risk using the super industry's Standard Risk Measure so you can compare investment options between different funds. The Standard Risk Measure describes risk based on the number of negative annual returns expected over any 20 year period. It's calculated using a simulated model that takes into account factors that may affect returns. This isn't a complete assessment of investment risk, as it doesn't show the size of negative returns, whether you'll meet your investment objective or the impact of fees and taxes on your returns. You need to be comfortable with the risk and potential losses of your chosen investment options. Visit teamsuper.com for more information about the Standard Risk Measure, the Trustee's risk assessment methodology and other types of investment risk.