STATE STREET GLOBAL ADVISORS SPDR®

Market Announcement

Daily Fund Update

State Street® SPDR® S&P® /ASX 200 Listed Property ETF

State Street Global Advisors, Australia Services Limited
Level 15, 420 George Street
Sydney, NSW 2000

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November 25, 2026

The daily fund update announcement has been authorised for release by the Board of State Street Global Advisors, Australia Services Limited.

David Lom

Company Secretary

State Street Global Advisors, Australia Services Limited

State Street® SPDR® S&P® /ASX SLF

Trade Date	25-November-2026
[1] N.A.V. per Unit	$ 12.16
[2] N.A.V. per Creation Unit	$ 607,835.00
Value of Index Basket Shares for 25-November-2026	$ 607,859.31
[3] Rounding Component	- $ 24.31
[4] Adjustment Amount Component	$ 0.00
[5] N.A.V. of State Street® SPDR® S&P® /ASX 200 Listed Property ETF	$ 473,505,230.34
Date	**26-November-2026**
Opening Units on Issue	38,950,001.00
Applications	0.00
Redemptions	0.00
[6] Ending Units on Issue	38,950,001.00

Index Basket Shares per Creation Unit for 26-November-2026

Stock Code	Name of Index Basket Share	Shares
ARF	ARENA REIT	1,652
BWP	BWP PROPERTY GROUP LTD	2,446
CHC	CHARTER HALL GROUP	1,914
CIP	CENTURIA INDUSTRIAL REIT	2,122
CLW	CHARTER HALL LONG WALE REIT	2,601
CNI	CENTURIA CAPITAL GROUP	4,184
CQR	CHARTER HALL RETAIL REIT	2,022
DXS	DEXUS/AU	4,340
GMG	GOODMAN GROUP	8,273
GPT	GPT GROUP	7,751
HDN	HOMECO DAILY NEEDS REIT	7,529
INA	INGENIA COMMUNITIES GROUP	1,649
MGR	MIRVAC GROUP	15,965

RGN	REGION GROUP	4,648
SCG	SCENTRE GROUP	21,133
SGP	STOCKLAND	9,839
VCX	VICINITY CENTRES	15,959
WPR	WAYPOINT REIT	2,642
Number of Stocks	18	

1.N.A.V. per Unit - is the Net Asset Value of the State Street® SPDR® S&P® /ASX 200 Listed Property ETF divided by the number of units in issue or deemed to be in issue (calculated in accordance with the State Street® SPDR® S&P® /ASX 200 Listed Property ETF Constitution). It constitutes the Issue Price and the Withdrawal amount as described in the SPDR Product Disclosure Statement.
2.N.A.V. per Creation Unit - is the N.A.V. per Unit multiplied by the number of units that may be applied for or redeemed (a 'Creation Unit').
3.Rounding Component - the difference between NAV per creation basket (net of the Adjustment Amount Component) less the value of the prevailing index parcel.
4.Adjustment Amount Component - the undistributed net income of the fund per creation unit, that is held in liquid investments.
5.N.A.V. of State Street® SPDR® S&P® /ASX 200 Listed Property ETF - is the Net Asset Value of State Street® SPDR® S&P® /ASX 200 Listed Property ETF.
6.The total units in issue (calculated in accordance with the State Street® SPDR® S&P® /ASX 200 Listed Property ETF Constitution).

* The above amounts are calculated as at close of normal trading on the specified trade date.

Issued by State Street Global Advisors, Australia Services Limited (AFSL Number 274900, ABN 16 108 671 441) ("SSGA, ASL"). Registered office: Level 14, 420 George Street, Sydney, NSW 2000, Australia · Telephone: 612 9240-7600 · Web: www.ssga.com.

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End of Report