Global Property Fund

► Focused. Transparent. Quality.

NEDGROUP INVESTMENTS

October 2026 update | ISIN for Class C USD: IE00BD9Y5201

MARKETING COMMUNICATION

MONTHLY PORTFOLIO UPDATE

Our investment approach

- We allocate capital actively across countries, sectors and companies.
- We conduct intense scrutiny of the underlying real estate held by each company.
- We recognise that real estate is cyclical and capital intensive and believe that management skill is critical.
- The portfolio is constructed in an approach that is high conviction and agnostic.

Portfolio management team



Andrew Parsons

30+ years experience



Marco Colantonio

30+ years experience



Robert Promisel

30+ years experience



Julian Campbell-Wood

21 years experience

In this monthly note, we share the Fund's return drivers over recent periods, current portfolio positioning and put the spotlight on a stock in the portfolio.

Performance and markets

The FTSE EPRA/NAREIT Developed Index (USD) produced a total return of 2.4% for the month ended 31 October 2026. The U.S. was the strongest-performing region, returning 3.2% in local currency terms. Returns benefited from the declining U.S. 10-year Treasury yield, which peaked early in the month, and a broader rotation away from AI-related stocks amid return on investment (ROI) and capex funding scrutiny.

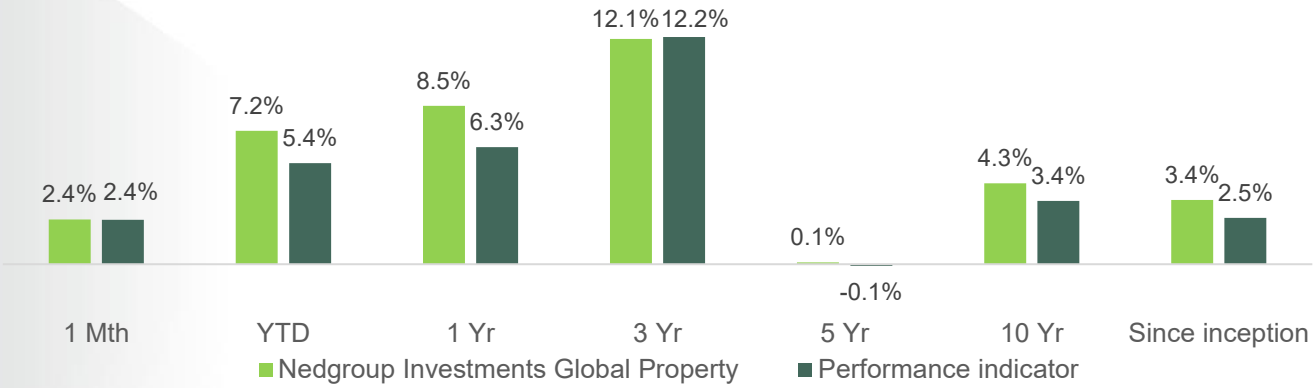
Self-storage was the top-performing sector in October, returning 12% in local currency terms. U.S. storage REITs reported robust Q3 results, illustrating an improving fundamental trajectory, although the recovery remains more a function of moderating supply than a meaningful expansion of demand. Elsewhere, UK and European storage names were buoyed by the entry of two activist investors onto Big Yellow Group's (BYG) share register.

Hotel REITs continued their run of outperformance in October, supported by strong U.S. earnings growth. Limited new supply and strong demand, underpinned by the wealth effect and healthy corporate profitability, continue to provide a favourable backdrop for the sector.

The worst-performing sector over the month was industrial, returning -0.9% in local currency terms. Whilst Q3 industrial results were fine operationally, the outlook for moderating internal growth came into focus as leases signed at peak rents in 2022 begin to reach maturity in 2027.Despite strong Q3 results and record leasing activity, data centre REITs also underperformed, returning -0.4% in local currency terms. This reflected weaker sentiment towards the broader AI sector, which outweighed continued strength in underlying data centre fundamentals.

Fund performance

Past performance is not indicative of future performance and does not predict future returns



Fund returns are US$ based on Class C (accumulation) since Aug 2016. Performance indicator: FTSE EPRA Nareit Developed NR USD. Source: Morningstar, Nedgroup Investments.

Key return drivers

Month to date

The fund performed in line with the Index for the month ending 31 October 2026.

Contributors	Detractors
• OW Big Yellow Group – UK self-storage • OW Extra Space Storage – US self-storage • OW Macerich – US retail • Exposure to American Tower – US data centres & towers • OW Land Securities Group – UK diversified	• Nil Public Storage – US self-storage • OW NextDC – AU data centres • OW Essex Property Trust – US residential • OW Equinix – US data centres • OW Warehouses De Pauw – European industrial

OW – Overweight; UW – Underweight; Nil – zero exposure; CA – Canadian, JPN – Japan, HK – Hong Kong.

Portfolio comments

There were several notable announcements during the month.

U.S. multifamily REIT UDR (UDR) announced a US$2bn joint venture with Apollo, contributing 19 communities at a 6% cap rate. UDR will receive US$1.3bn in proceeds while retaining a one-third interest, operational control, and ongoing fee income.

U.S. healthcare REIT CareTrust (CTRE) announced the £1.1bn (US$1.5bn) acquisition of 45 newly built UK care homes. The homes will initially be rented to operators under triple-net leases, with CTRE having the option to take greater operational exposure as assets stabilise, increasing the expected yield from the high 5%'s to around 7% over time. In Germany, Grand City Properties (GYC) acquired a 20% stake in listed German residential landlord LEG Immobilien (LEG). Rationalising the transaction, GYC highlighted the attractive earnings accretion relative to buying properties directly, adding that it could increase its stake to the 29.9% limit before triggering a general offer, or exit altogether.

In Australia, portfolio holding NextDC (NXT) fell sharply in October after delays to grid upgrade works meant that additional power for its M3 Melbourne data centre is not expected until FY28. The company removed the affected M3 customer contracts from its FY27 guidance, cutting net revenue guidance by around 22% and underlying EBITDA guidance by around 36% at the midpoints. The network operator, Jemena, had suspended the works amid community opposition.

NXT also put all new developments and land acquisitions on hold, focusing capital on contracted capacity and projects close to completion, and cut its FY27 capex guidance.

Portfolio positioning

Sector breakdown	Weight
Healthcare	21.5%
Diversified	15.4%
Data Centres	15.1%
Retail	13.8%
Residential	11.3%
Industrial	8.9%
Self Storage	6.1%
Office	5.4%
Cash	2.0%
Hotel	0.6%
Other	0.0%

Regional breakdown	Weight
US	67.9%
UK	9.9%
Europe	6.4%
Japan	5.5%
Australia & NZ	2.9%
Canada	2.6%
Hong Kong	2.3%
Cash	2.0%
Singapore	0.4%
Other	0.0%

Top Holdings	Sector	Weight
Welltower Inc.	Health Care	9.40%
Equinix, Inc.	Data Centres	8.70%
Digital Realty Trust, Inc.	Data Centres	4.70%
Vivmark Residential	Residential	5.00%
Prologis, Inc.	Industrial	4.60%
Vornado Realty Trust	Office	4.00%
American Healthcare REIT	Health Care	3.90%
Extra Space Storage Inc.	Self-Storage	3.80%
Federal Realty	Retail	3.20%
Essex Property Trust, Inc.	Residential	3.10%
Total		**50.40%**

Portfolio attributes	
Number of Securities	44
Implied Cap Rate	5.8%
Dividend Yield	3.4%
Forward FFO Multiple	20.2x
Net Debt/EBITDA Multiple	5.9x
Portfolio Occupancy	91.3%
Rental Income as a % of EBITDA	91.9%

As at 31 October 2026.
Source: Resolution Capital, Nedgroup Investments.

American Healthcare REIT (AHR)

- Resolution Capital initiated a position in AHR during Q3 2026, highlighting its Trilogy business, which combines seniors housing and skilled nursing in purpose-built facilities. This gives AHR exposure to both accommodation and care services for older residents.
- Trilogy's customer mix is an important attraction. The business focuses on privately paying residents and the federal Medicare programme. Resolution Capital highlights this mix as supporting strong occupancy and revenue growth relative to state-funded Medicaid programmes. The investment case therefore considers not only the facilities AHR owns, but also the sources of payment supporting their income.
- At September 2026, AHR was expected to deliver mid-teens growth in same-store net operating income across its portfolio, with seniors housing leading at 20.5% growth year to date. This measures income growth from existing properties after property operating expenses. It demonstrates that AHR's growth is not dependent solely on purchasing additional assets.
- AHR raised US$819 million in August 2026 to fund its seniors-housing acquisition pipeline. This provides capital to expand the portfolio alongside the income growth being generated by existing properties.

Performance, contribution data and positioning information as of 31 October 2026. Some differences may exist due to rounding.
Source: Resolution Capital, Nedgroup Investments.

Contact us

Email: Clientsolutions@nedgroupinvestments.com

London: 7th Floor, 12 Arthur Street, EC4R 9AB, +44 (0) 7960 901396

Disclaimer

This is a marketing communication. Please refer to the prospectus, the key investor information documents (the KIIDs/PRIIPS KIDs) and the financial statements of Nedgroup Investments Funds plc (the Fund) before making any final investment decisions.
These documents are available from Nedgroup Investments (IOM) Ltd (the Investment Manager) or via the website: www.nedgroupinvestments.com, where the prospectus is available in English and the KIIDs/KIDs in English and the official languages of each country of registration.

This document is of a general nature and for information purposes only, it is not intended for distribution to any person or entity who is a citizen or resident of any country or other jurisdiction where such distribution, publication or use would be contrary to law or regulation. Whilst the Investment Manager has taken all reasonable steps to ensure that this document is accurate and current at the time of publication, we shall accept no responsibility or liability for any inaccuracies, errors or omissions relating to the information and topics covered in this document.

The Fund is authorised and regulated in Ireland by the Central Bank of Ireland. The Fund is authorised as a UCITS pursuant to the European Communities (Undertakings for Collective Investment in Transferable Securities) Regulations 2011 as amended and as may be amended, supplemented, or consolidated from time -to-time and any rules, guidance or notices made by the Central Bank which are applicable to the Fund. The Fund is domiciled in Ireland. Nedgroup Investment (IOM) Limited (reg no 57917C), the Investment Manager and Distributor of the Fund, is licensed by the Isle of Man Financial Services Authority. The Depositary of the Fund is Citi Depositary Services Ireland DAC, 1 North Wall Quay, Dublin 1, Ireland. The Administrator of the Fund is Citibank Europe plc, 1 North Wall Quay, Dublin 1, Ireland.

The sub-funds of the Fund (the Sub-Funds) are generally medium to long-term investments and the Investment Manager does not guarantee the performance of an investor's investment and even if forecasts about the expected future performance are included the investor will carry the investment and market risk, which includes the possibility of losing capital.

The price of shares may go down or up depending on fluctuations in financial markets outside of the control of the Investment Manager meaning an investor may not get back the amount invested.
Past performance is not indicative of future performance and does not predict future returns.
Risks and fees are outlined in the relevant Sub-Fund supplement.
Prices are published on the Investment Manager's website.

Distribution: The prospectus, the supplements, the KIIDS/PRIIPS KIDS, constitution, country specific appendix as well as the annual and semi-annual reports may be obtained free of charge in English for the prospectus and in English together with the relevant local languages for the KIIDs/KIDs from the country representative, the Investment Manager, or at www.nedgroupinvestments.com. The Investment Manager may decide to terminate the arrangements made for the marketing of its collective investment undertakings in accordance with Art 93a of Directive 2009/65/EC and Art 32a of Directive 2011/61/EU.

Switzerland: The Representative is Acolin Fund Services AG, Maintower, Thurgauerstrasse 36/38, 8050 Zurich, Switzerland, whilst the Paying agent is Banque Heritage SA, Route de Chêne 61, CH-1211 Geneva 6. Nedgroup Investments (IOM) Limited is affiliated to the Swiss ombudsman: Verein Ombudsstelle Finanzdienstleister (OFD), Bleicherweg 10, CH-8002 Zurich.
U.K: Nedgroup Investments (UK) Limited (reg no 2627187), authorised and regulated by the Financial Conduct Authority, is the facilities agent. The Fund and certain of its sub-funds are recognised in accordance with Section 264 of the Financial Services and Markets Act 2000.
Isle of Man: The Fund has been recognised under para 1 sch 4 of the Collective Investments Schemes Act 2008 of the Isle of Man. Isle of Man investors are not protected by statutory compensation arrangements in respect of the Fund.