

Class: D - Acc Currency: GBP

Date: As at 30 April 2025

This is a marketing communication

FTSE EPRA/NAREIT Developed TR Performance indicator: Index GBP Hedged

Morningstar category:

EAA Fund Property Indirect Global

Domicile of fund:

Ireland

Inception

13 July 2016

dates:

Class D GBP: 25 March 2021

Fund size: GBP 255 million

Minimum investment: GBP 1 million

Dealing: Daily

Notice periods: Subscriptions: T-0 14:00

Redemptions: T-0 14:00

Subscriptions: T+3 Settlement Redemptions: T+3 periods:

ISIN / SEDOL / IE00BLDGKC39 / BLDGKC3 /

**BLOOMBERG: NGLBPDG:ID** 

### Investment objectives

► Portfolio attributes

The Sub-Fund aims to provide investors with long term capital growth through investment in listed global real estate securities, primarily domiciled in developed markets. The Sub-Fund aims to achieve a total return that exceeds the performance indicator after fees, measured on a rolling three year basis.

#### Investment policy

- The sub-fund will invest in a diversified portfolio of listed global real estate securities, primarily domiciled in developed markets
- A concentrated portfolio of 30 to 60 investments.
- Holding real estate investment trusts (REITs) and property management and development companies.
- Up to 15% of the Sub-Fund may be invested in cash.
- Adheres to article 8 of SFDR classification.

#### Fund related risks

- Due to fluctuations of the market, and performance of individual companies, equity risk can impact funds.
- Changes in currency exchange rates may have an impact on the value of the fund.
- For full details of risks, please refer to the risk section in the Prospectus and KIID.

### Synthetic risk and reward indicator



For full details of risks, please refer to the risk section in the Prospectus and KIID.

### Recommended appropriate term

Minimum: 5 years

Risk measures	Fund		Equity Index
Volatility (3 years) Maximum drawdown	25.0% -35.6%		15.9% -26.1%
Fund return range 1 year return range	<b>Min.</b> -27.7%	Avg. -2.8%	<b>Max</b> . 28.1%
5 year return range (pa)	N/A	N/A	N/A
Fee information			
Investment management fee			1.00%
Administration costs			0.12%
On-going charges			1.12%

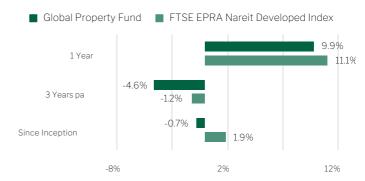
For full details on fees and charges, please see Prospectus and

### Performance profile

### Rolling five year returns

Important Note: Historic rolling performance data will be available when the period since this fund class was launched is greater than the appropriate term.

### Periodic performance



Past Performance is not indicative of future performance and does not predict future return Source: Nedgroup Investments

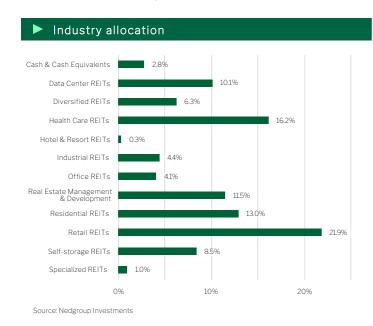


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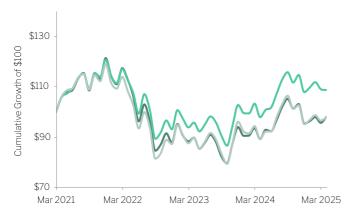




Source: Nedgroup Investments

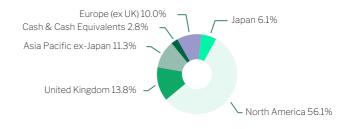
### Cumulative performance

### ■ Global Property Fund ■ FTSE EPRA Nareit Developed Index Morningstar Category Average



Past Performance is not indicative of future performance and does not predict future return Source: Nedgroup Investments

### Geographic diversification



Source: Nedgroup Investments

### About the Sub-Investment Manager

Resolution Capital is a specialist investment manager that focuses on managing global listed real estate securities. Resolution Capital was established in 2004 and is based in Sydney, with offices in New York. Their disciplined investment process emphasises a global sectoral perspective and utilises a multi-portfolio manager approach. The investment team has an enviable breadth and depth of dedicated listed real estate experience. Resolution has managed the Global Property fund since inception in 2016.



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### Definitions

- 1) Total Investment Charges (TIC) are the sum of the Ongoing Charges and the Transaction Costs (TC) and are expressed as a percentage of the total fund on an annual, rolling basis.
- 2) TC relate to the buying and selling costs for the underlying assets of the fund and are a necessary expense in the administration of the fund. Neither the TIC nor the TC should be considered in isolation as all returns may be impacted by other factors over time, including but not limited to market movements, fund type and the decisions of the Investment Manager(s).
- 3) TIC & TC are calculated on an annual basis but are subject to change subject to any market changes throughout the year which may impact the funds' future TIC. Higher TIC does not necessarily equate a lower return, nor does a lower TIC equate to a better return. The TIC may change, and as such the current TIC may not be an accurate indication of the future TIC.
- 4) The ongoing charge is a measure of the actual expenses incurred in the management of the Classes of the Sub-Fund. The ongoing charge shown is expressed as a percentage of the monthly average value of the portfolio calculated over a 12- month period as at the date shown. The current on-going charge cannot be used as an indication of future ongoing fees. A higher on-going fee does not necessarily imply a poor return, nor does a low on-going fee imply a good return. Additional costs, including transaction fees, will also be incurred. These costs are paid out by the Fund, which will impact on the overall return of the Fund.
- 5) The annualised total return is the average return earned by an investment each year over a given time period. Performance is calculated for the portfolio and individual investment performance may differ as a result of initial fees, the actual investment, the actual investment date, the date of any reinvestment and dividend withholding tax.

#### Nedgroup Investments contact details

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### Disclaimer

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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 views expressed herein are those of the Investment Manager / Sub-Investment Manager at the time and are subject to change. The price of shares may go down as well as up and the price will depend on fluctuations in financial markets outside of the control of the Investment Manager. Costs may increase or decrease as a result of currency and exchange rate fluctuations. If the currency of a Sub-Fund is different to the currency of the country in which the investor is resident, the return may increase or decrease as a result of currency fluctuations. Income may fluctuate in accordance with market conditions and taxation arrangements. As a result an investor may not get back the amount invested. Past performance is not indicative of future performance and does not predict future returns. The performance data does not take account of the commissions and costs incurred on the issue and redemption of shares. Fees are outlined in the relevant Sub-Fund supplement available from the Investment Managers website. The Sub-Funds are valued using the prices of underlying securities prevailing at 11pm Irish time the business day before the dealing date. Prices are published on the Investment Managers website. A summary of investor rights can be obtained, free of charge at www.nedgroupinvestments.com.

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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.