

Nedgroup Investments Global Property Fund

Class A

January 2024



NEDGROUP INVESTMENTS FUNDS PLC

Synthetic Risk and Reward Rating



GENERAL INFORMATION

Morningstar category

EAA Fund Property Indirect Global

Performance Indicator

FTSE EPRA/NAREIT Developed Index

Sub investment manager

Resolution Capital Limited is authorised and regulated by the Australian Securities and Investment Commission (ASIC). Appointment date 03 May 2016

Inception date

13 July 2016

Appropriate term

Minimum 5 - 7 years

Market value

\$331 million

Minimum Investment

A: \$ 4,000

Fees and charges (excluding VAT)

Initial fees 0.00%
Annual Investment Management fee 1.25%

Ongoing charge 1.35%
Transaction costs 0.11%

Total investment charges² 1.46%

Dealing / pricing: Daily

Notice periods:

Subscriptions: 4pm T-1
Redemptions: 4pm T-1

Settlement periods:

Subscriptions: T+3
Redemptions: T+3

ISIN A: IE00BD9Y5193
SEDOL A: BD9Y519

Domicile of Fund – Ireland

Please Note:

Differences may exist due to rounding

Contact Client Service Centre

Tel +44 (0) 1624 645150
Fax +44 (0) 1624 670630
Toll free (from SA only) 0800 999 160
Website: www.nedgroupinvestments.com
Email helpdesk@nedgroupinvestments.com

Portfolio profile

The objective of the portfolio is to provide investors with steady medium to long-term capital growth by investing primarily in listed real estate companies and REITs worldwide.

Investor profile

This portfolio is suitable for investors who require sector specific exposure to global real estate securities as part of their overall investment strategy. Investors should have a high tolerance for short-term market volatility in order to achieve long-term objectives.

The Sub-Fund is actively managed and is not managed in reference to any benchmark.

Performance - past performance is not indicative of future performance and does not predict future returns

Period	Portfolio	Performance Indicator	Morningstar category
1 year pa	-4.2%	-3.4%	-3.2%
3 Years pa	-0.8%	0.1%	-1.1%
5 Years pa	0.5%	-0.1%	-0.1%
Since Inception	1.7%	0.9%	0.8%
Lowest 1 year return	-26.3%		
Highest 1 year return	30.7%		

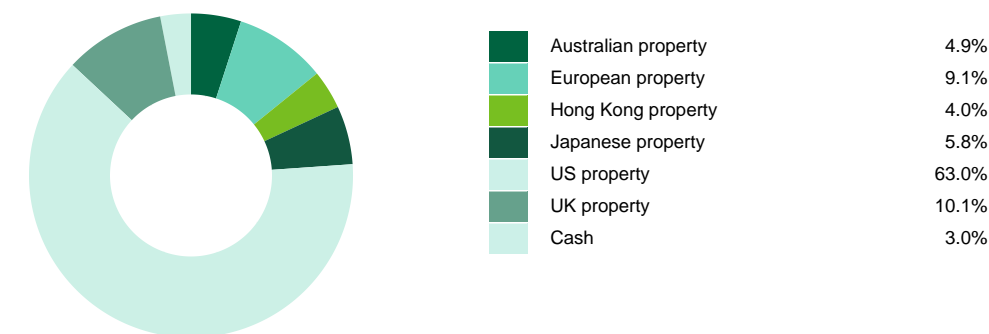
The annualised total return is the average return earned by an investment each year over a given time period. Performance is calculated for the portfolio and individual investment performance may differ as a result of initial fees, the actual investment, the actual investment date, the date of reinvestment and dividend withholding tax.

Data source: I-Net & © Morningstar, Inc. All rights reserved.

Risk

Period	Portfolio	MSCI World
Volatility [5 years]	17.8%	18.0%

Portfolio structure



Top 10 holdings

Share	Percentage
Prologis Inc	6.5
Equinix Inc	6.5
Welltower Inc	6.2
Invitation Homes Inc	4.3
Digital Realty Trust Inc	4.3
Realty Income Corp	4.0
Mitsui Fudosan Co Ltd	3.7
Federal Realty Investment Trust	3.6
Equity Residential	2.7
Link Reit	2.6
Total	44.4

1. Class A includes a trail fee of 0.50% p.a.

2. Ongoing Charge (OGC)

The annualised OGC shown above is for the 12 month period to 31 January 2024 and includes charges, levies and fees related to the management of the portfolio. A higher OGC ratio does not necessarily imply a poor return, nor does a low OGC imply a good return. The current OGC cannot be regarded as an indication of future OGCs.

Nedgroup Investments Funds Plc (the Fund) – 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.

This document is of a general nature and intended 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 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 Manager's 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 Manager's website. A summary of investor rights can be obtained, free of charge at www.nedgroupinvestments.com.

Distribution : The prospectus, the supplements, the KIIDS/PRIIPS KIDS, the articles of association, country specific appendix as well as the annual and semi-annual reports may be obtained free of charge from the country representative and the Investment Manager.

Switzerland: the Representative is Acolin Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich, 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 Investment Advisors (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.

Nedgroup Investments International contact details

Tel: +44 (0)1624 645150

Tel: 0800 999 160 (toll free from South Africa only)

Fax: +44(0) 1624 670630

Email: helpdesk@nedgroupinvestments.com

Website: www.nedgroupinvestments.com

Address: First Floor, St Mary's Court, 20 Hill Street, Douglas, Isle of Man, IM1 1EU, British Isles.

Date of issue

14 February 2024