Nedgroup Investments Global Property Fund

Class: A **Currency:** USD **Date:** As at 30 September 2026

Minimum Disclosure Document
Marketing communication

Performance indicator:	FTSE EPRA/NAREIT Developed TR Index
Morningstar category:	EAA Fund Property Indirect Global
Domicile of fund:	Ireland
Inception dates:	13 July 2016
Class A USD:	13 July 2016
Fund size:	USD 377 million
Base currency:	USD
Minimum investment:	USD 4000
Dealing:	Daily
Notice periods:	Subscriptions: T-0 14:00 Redemptions: T-0 14:00
Settlement periods:	Subscriptions: T+3 Redemptions: T+3
ISIN / SEDOL / BLOOMBERG:	IE00BD9Y5193 / BD9Y519 / NIGPAUS:ID
SFDR classification:	Article 8
Recommended appropriate term:	Minimum 5 years

Synthetic risk and reward indicator

Lower risk						Higher risk
1	2	3	4	5	**6**	7

← Typically lower rewards Typically higher rewards →

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

Risk measures	Fund	Equity Index
Volatility (5 years)	17.6%	15.1%
Maximum drawdown	-35.8%	-34.0%

Source: Morningstar

Fund return range	Min.	Avg.	Max.
1 year return range	-26.3%	4.7%	30.7%
5 year return range (pa)	-0.7%	2.6%	9.2%

Fee information

Investment management fee	1.25%
+	
Administration costs	0.08%
On-going charges	**1.33%**
+	
Transaction costs	0.11%
Total investment charges	**1.44%**

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

Portfolio attributes

Investment objectives

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.
- The portfolio is actively managed and is not managed in reference to any benchmark, asset class restraints or a targeted return.

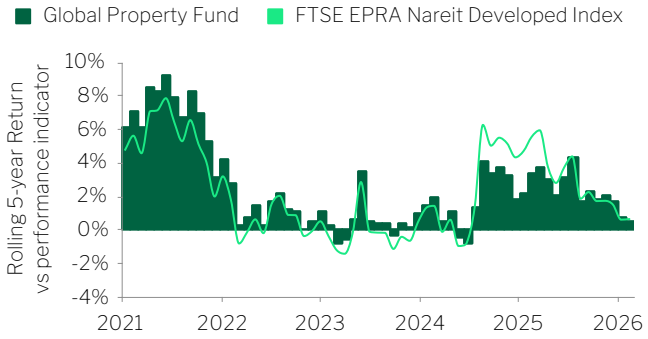
Fund related risks

- 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.

Performance profile

Rolling five year returns

Past Performance is not indicative of future performance and does not predict future return



Source: Morningstar, data to 30 September 2026

Periodic performance

Past Performance is not indicative of future performance and does not predict future return

	YTD	1Y	3Y	5Y	7Y	10Y	Since Inception
Global Property Fund A USD	4.5 %	4.8 %	9.7 %	0.6 %	1.7 %	3.3 %	3.1 %
FTSE EPRA Nareit Developed Index	3.0 %	2.2 %	9.5 %	0.6 %	1.3 %	2.5 %	2.4 %
EAA Fund Property - Indirect Global	2.2 %	1.7 %	8.6 %	-0.5 %	1.0 %	2.1 %	2.0 %

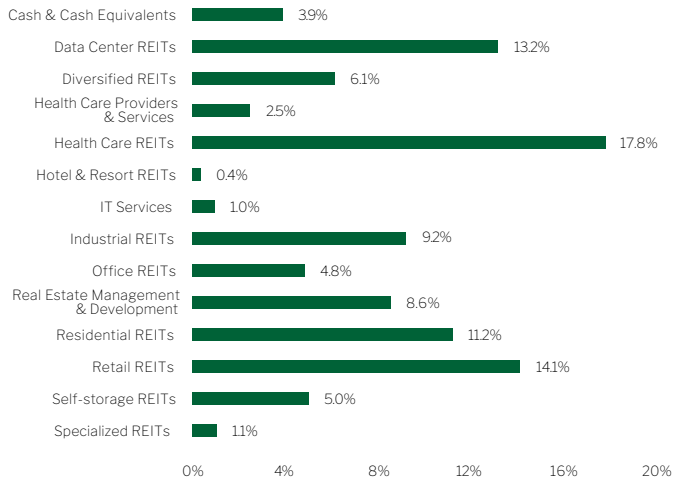
Source: Morningstar, data to 30 September 2026

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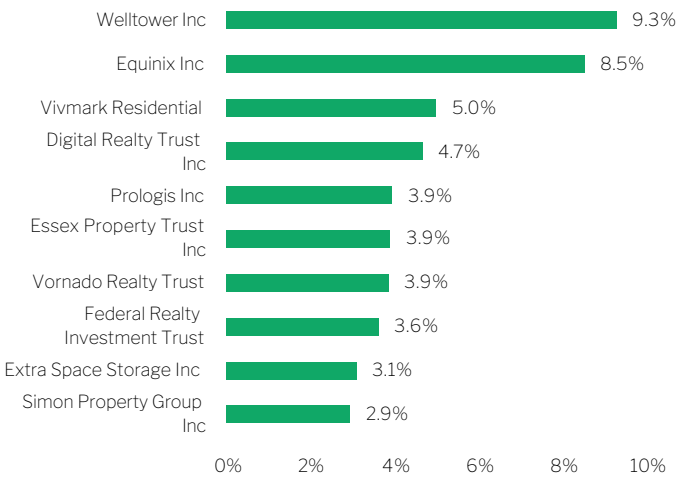
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Industry allocation



Source: Morningstar, data to 30 September 2026

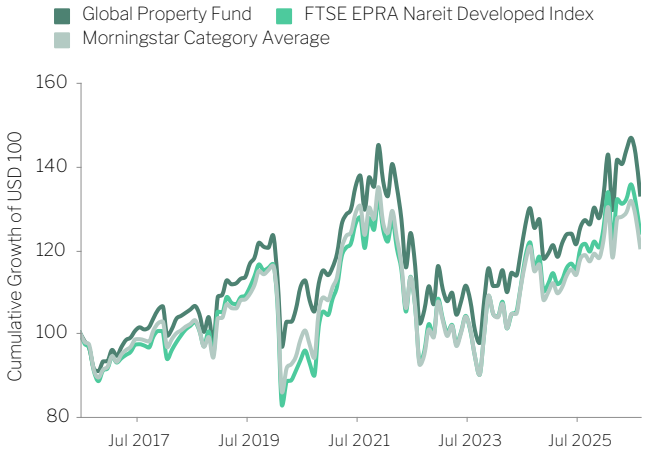
Top 10 holdings



Source: Morningstar, data to 30 September 2026

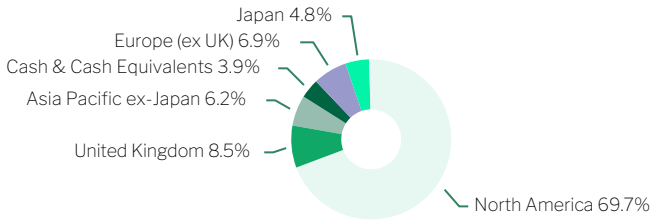
Cumulative performance

Past Performance is not indicative of future performance and does not predict future return



Source: Morningstar, data to 30 September 2026

Geographic diversification



Source: Morningstar, data to 30 September 2026

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 charges figure is estimated, based on the expected total of charges likely to be charged to the share class in the future. An estimate is being used as insufficient expense information is available as at the date of this document. The Fund's annual report for each financial year will include detail on the exact charges made. This figure excludes portfolio transaction costs (except for entry/exit charges paid when buying/selling shares in other schemes). This figure may vary from year to year.

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.

6) Performance data is sourced from leading data providers, including Bloomberg and Morningstar, and is accurate as of the date of this document.

Nedgroup Investments contact details

Tel	+44 (0) 1624 645150
Toll Free	0800 999 160 (toll free from SA only)
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.

Nedbank Clocktower, Clocktower Precinct, V&A Waterfront, Cape Town.

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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 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 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 Managers 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 and 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.

UK: Nedgroup Investment (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.