

Marketing Communication

INTERNATIONAL RANGE

SYNTHETIC RISK REWARD INDICATOR



Typically lower rewards Typically higher rewards
 Equity and property investments are volatile by nature and subject to potential capital loss. For full details of risks, please refer to the risk section in the Prospectus and KIID.

GENERAL INFORMATION

INVESTMENT MANAGER:

Nedgroup Investments (IOM) Limited

SUB-INVESTMENT MANAGER:

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

PORTFOLIO MANAGERS:

Andrew Parsons

DOMICILE OF FUND:

Ireland

MORNINGSTAR CATEGORY:

EAA OE Property Indirect Global

PERFORMANCE INDICATOR:

FTSE EPRA/NAREIT Developed Index NET TRI

MARKET VALUE OF FUND:

USD 306.4 million

SHARE PRICE OF CLASS C:

USD 1.1765

As at 28 June 2024

INCEPTION DATE OF SUB FUND:

13 July 2016

INCEPTION DATE OF CLASS C:

11 August 2016

MINIMUM INVESTMENT CLASS C:

USD4,000

ANNUAL INVESTMENT MANAGEMENT FEE:

C: 1.00%

ON-GOING CHARGES ²:

C: 1.10%

As at 28 June 2024

Fees and charges (excl VAT) – please see Prospectus and Supplement for full details

ISIN C: IE00BD9Y5201

SEDOL C: BD9Y520

BLOOMBERG C: NIGPCUS ID

DEALING:

Daily, cut-off 4pm T-1 Dublin

SETTLEMENT:

Subscriptions: T+3

Redemptions: T+3

APPROPRIATE RECOMMENDED TERM:

Minimum 5 years

FUND OBJECTIVE

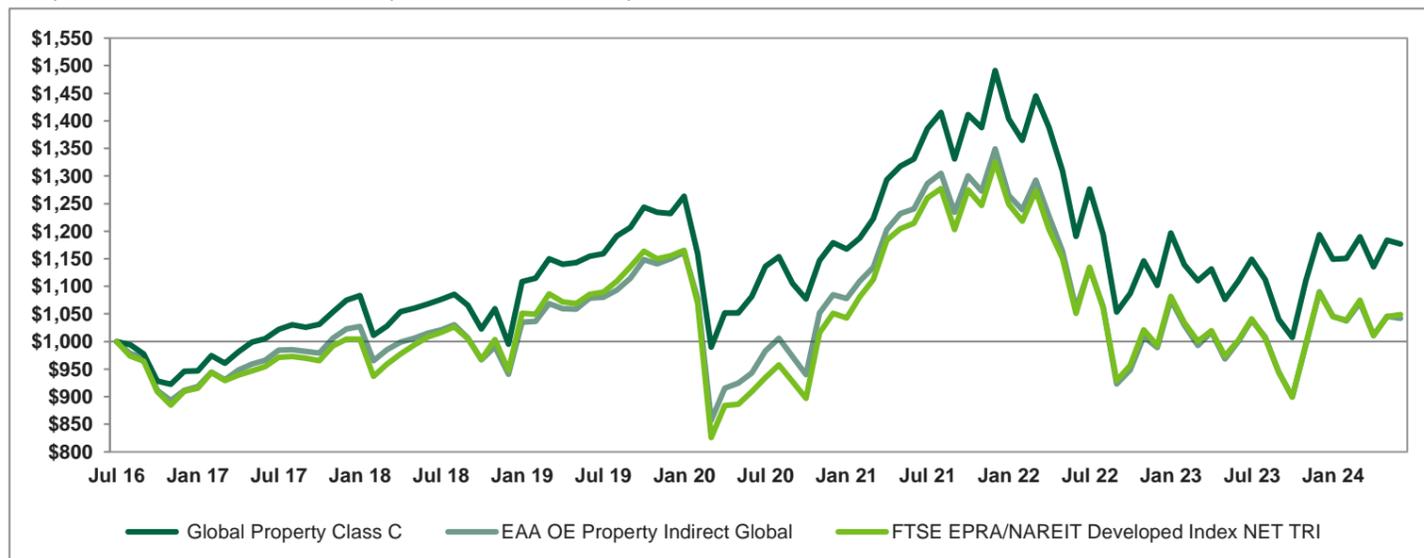
The objective of the portfolio is to provide investors with steady medium to long-term capital growth by investing primarily in listed real estate companies and REITs worldwide. The Sub-Fund is actively managed and is not managed in reference to any benchmark.

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.

FUND PERFORMANCE ¹

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



Source: Nedgroup Investments

Peer Group: Morningstar EAA OE Property Indirect Global

DISCRETE YEAR PERFORMANCE % CHANGE NET OF FEES ¹

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
2023	8.4%	10.2%	9.7%
2022	-26.1%	-26.7%	-25.1%
2021	26.4%	24.3%	26.1%
2020	-4.2%	-5.7%	-9.0%
2019	23.8%	22.3%	21.9%
2018	-7.4%	-8.1%	-5.6%

CUMULATIVE AND ANNUALISED PERFORMANCE % CHANGE NET OF FEES ¹

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
1 Month	-0.6%	-0.3%	0.3%
3 Months	-1.1%	-2.6%	-2.4%
6 Months	-1.4%	-4.4%	-3.7%
1 Year	6.0%	4.2%	4.5%
3 Years (Annualised)	-4.0%	-5.6%	-4.8%
5 Years (Annualised)	0.4%	-0.7%	-0.7%
Year-to-Date	-1.4%	-4.4%	-3.7%
Since inception (Annualised)	2.1%	0.5%	0.6%

PORTFOLIO STATISTICS

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
Standard deviation	15.8%	16.8%	17.7%
Sharpe ratio	0.00	-0.09	-0.08
Lowest 1 year return	-26.1%	-	-
Highest 1 year return	31.0%	-	-

Source: Nedgroup Investments

Peer Group: Morningstar EAA OE Property - Indirect Global

1) Performance net of fees. 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. Data source Nedgroup Investments (IOM) Limited.

2) The on-going fee is a measure of the actual expenses incurred in the management of the Classes of the Sub-Fund. The on-going fee 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 fee cannot be used as an indication of future on-going fees. A higher on-going fee does not necessarily imply a poor return, nor does a low on-going fee imply a good return.

Funds are generally medium to long-term investments. The value of your investment may go down as well as up. International investments may be subject to currency fluctuations due to exchange rate movements. Past performance is not necessarily a guide to future performance. Nedgroup Investments does not guarantee the performance of your investment and even if forecasts about the expected future performance are included you will carry the investment and market risk, which includes the possibility of losing capital.

CONTACT CLIENT SERVICES CENTRE

Tel +44 (0) 1624 645150

Website www.nedgroupinvestments.com

Email helpdesk@nedgroupinvestments.com

TOP 10 HOLDINGS *

HOLDING	
Welltower	8.7%
Equinix	6.8%
Equity Residential	6.8%
Digital Realty Trust	5.2%
Invitation Homes	4.8%
Unibail Rodamco Westfield	4.7%
Ventas	4.6%
Prologis	4.3%
Scentre Group	3.8%
Federal Realty Investment Trust	3.6%
Total	53.3%

* Excluding cash

PORTFOLIO METRICS

Number of Holdings	45
Implied Cap Rate	5.8%
Dividend Yield (Forward)	3.6%
FFO Multiple (Forward)	18.9x

Source: Resolution Capital

REGIONAL ALLOCATION

REGION	
North America	64.8%
United Kingdom	11.3%
Europe	9.9%
Australia	5.3%
Japan	3.9%
Hong Kong	1.7%
Cash	3.1%
Total	100.0%

Cash & Cash Equivalents	3.1%
Debt/EBITDA (Forward)	6.2x
Occupancy	91.5%
Rental Income as % EBITDA	92.5%

REAL ESTATE SECTOR ALLOCATION

SECTOR	
Residential	20.9%
Retail	18.1%
Healthcare	13.2%
Data Centres	12.0%
Industrial	8.9%
Self Storage	8.2%
Diversified	8.2%
Office	5.6%
Cash	3.3%
Hotel	1.5%
Other	0.0%
Total	100.0%

TEAM BIOGRAPHIES (As at 31 December 2021)

Andrew Parsons, Managing Director / Senior Portfolio Manager, is one of the founding members of Resolution Capital. Andrew has over 28 years experience in global financial and property markets. Prior to founding Resolution Capital Andrew worked for the Australian Stock Exchange, CS First Boston and Lend Lease, and is a past Chairman of the Property Council of Australia's Capital Markets Committee. Andrew is also a Fellow of the Australian Property Institute, and a Fellow of the Royal Institute of Chartered Surveyors.

Julian Cambell Wood joined Resolution Capital in 2013 as Senior Analyst and was promoted to Core Plus Co-Portfolio Manager in July 2014, and again to Global Portfolio Manager in October 2018. Julian has over 16 years experience in the real estate sector. Julian has previously worked as a Sell Side Analyst for Barclays Capital and Macquarie Bank, both in London. Julian is currently a member of the CFA UK society

Marco Colantonio, Portfolio Manager, is one of the founding members of Resolution Capital and has over 26 years experience in global financial and property markets. Marco has previously worked as a Senior Valuer at Jones Lang LaSalle, Equities Research Analyst at BBY, and a Capital Transactions Analyst at Lend Lease. Marco is currently a serving member of the European Public Real Estate Association's Asian Index Committee.

Robert Promisel, Portfolio Manager, joined Resolution Capital in 2011 as a Global Portfolio Manager. Robert has over 26 years experience in listed real estate securities, bringing a wealth of experience to the team. Robert has previously worked as the Director of Real Estate Securities at Invista Real Estate in London, Principal and Portfolio Manager with Adelante Capital, and Vice President at European Investors Inc, both in the United States. He has also worked at AEW Capital Management in Boston and RREEF in San Francisco.

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 Depository of the Fund is Citi Depository 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, constitution, 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. 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, 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 (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.