Nedgroup Investments Global Property Fund

Class: D - Acc **Currency:** USD **Date:** As at 30 November 2024

Minimum Disclosure Document
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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 D USD:	24 September 2020
Fund size:	USD 332 million
Minimum investment:	USD 1 million
Dealing:	Daily
Notice periods:	Subscriptions: T-1 16:00 Redemptions: T-1 16:00
Settlement periods:	Subscriptions: T+3 Redemptions: T+3
ISIN / SEDOL / BLOOMBERG:	IE00BLDGK904 / BLDGK90 / NEIGPDU:ID

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.

Recommended appropriate term

Minimum: 5 years

Risk measures	Fund	Equity Index
Volatility (3 years)	19.2%	16.9%
Maximum drawdown	-33.4%	-26.1%

Fund return range	Min.	Avg.	Max.
1 year return range	-26.0%	1.2%	31.2%
5 year return range (pa)	N/A	N/A	N/A

Fee information

Investment management fee	0.85%
+	
Administration costs	0.10%
On-going charges	**0.95%**
+	
Transaction costs	0.12%
Total investment charges	**1.07%**

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.
- Adheres to article 8 of SFDR classification.

Fund related risks

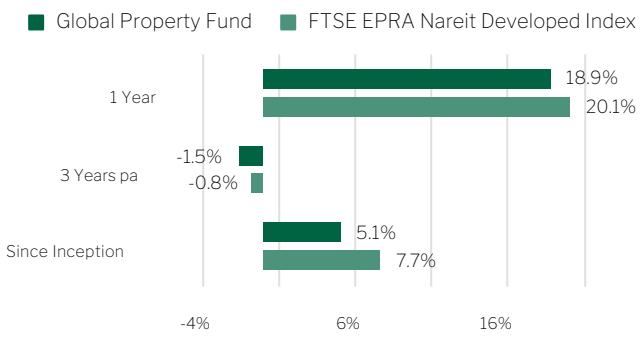
- Due to fluctuations of the market, and performance of individual companies, equity risk can impact funds.
- Changes in currency exchange rates may have an impact on the value of the fund.
- For full details of risks, please refer to the risk section in the Prospectus and KIID.

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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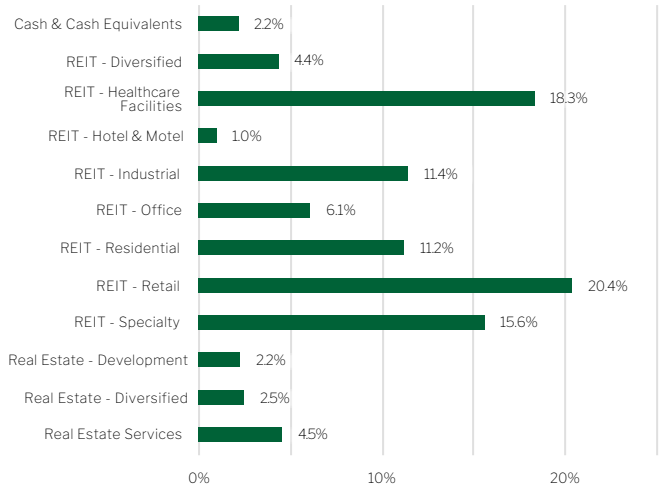
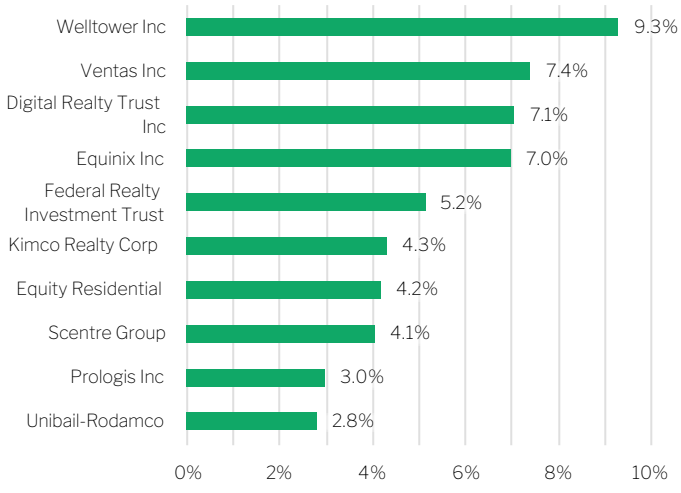
Industry allocation



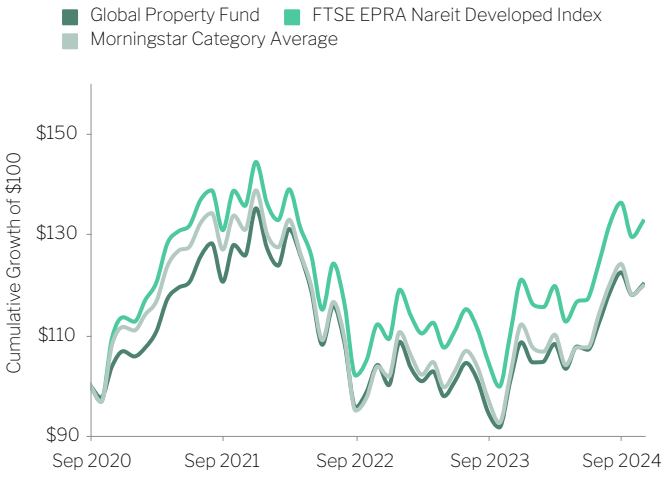
Source: Nedgroup Investments

Top 10 holdings



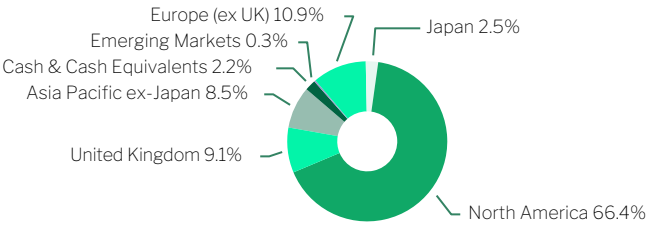
Source: Nedgroup Investments

Cumulative performance



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.

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

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.

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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 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.

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, 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.