Class: D - Inc Currency: USD

Date: As at 31 January 2025

Minimum Disclosure Document This is a marketing communication



Performance FTSE EPRA/NAREIT Developed TR Indicator: Index

Morningstar category:

EAA Fund Property Indirect Global

Domicile of fund:

Ireland

Inception

13 July 2016

dates:

Class D USD: 23 October 2020

Fund size: USD 311 million

Minimum investment:

USD 1 million

Dealing: Daily

Notice periods: Subscriptions: T-116:00

Redemptions: T-116:00

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

ISIN / SEDOL / IEOOBLDGKB22 / BLDGKB2 /

BLOOMBERG: NEGPDUI:ID

# 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.

Performance profile

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.

### 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.

# Synthetic risk and reward indicator



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

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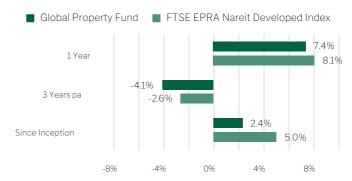
# Recommended appropriate term

Minimum: 5 years

Risk measures	Fund 18.8% -33.4%		Equity Index 16.6% -26.1%
Volatility (3 years) Maximum drawdown			
Fund return range	Min.	Avg.	Max.
1 year return range	-26.0%	0.9%	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

# Periodic performance



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

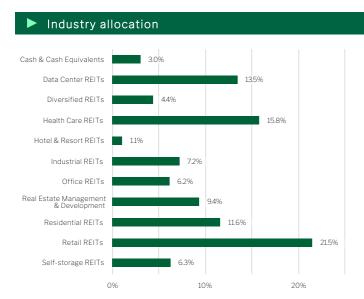
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Source: Nedgroup Investments

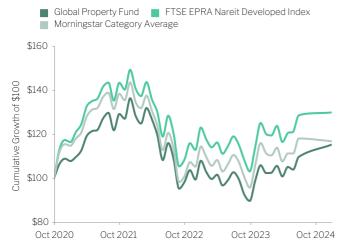
# Top 10 holdings



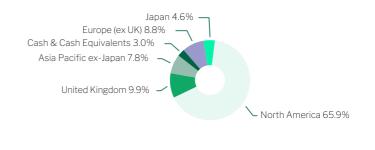
Source: Nedgroup Investments

# Cumulative performance

# Geographic diversification



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



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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# Income distributions

Currency: USD

Class: D - Inc

Distribution frequency Latest distribution date Latest distribution Quarterly 31-12-2024 USD 0.002655 USD 0.015336

Distributing yield of distributing class:

USD Class D Distribution

1.4/%

Based on the last four quarterly distributions as a percentage of class price as at 31-01-2025.

End March, June, September and December

Dividends dates:

# Definitions

Previous 12 months

- 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

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.

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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.