



see money differently

A photograph of an open book with white pages, tied with a white string bookmark. The book is open to a blank page, and the pages are slightly curved, suggesting it is being turned or held open.

Nedgroup Investments Global Property Fund

Quarter Three, 2025

Marketing Communication

Nedgroup Investments Global Property Fund

Commentary produced in conjunction with sub-investment manager, Resolution Capital

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

Indicator	3 months	1 year	3 years p.a.	5 years p.a.	7 years p.a.	Since Inception* p.a.
Portfolio*	2.61	-2.23	7.50	3.33	2.83	2.90
Performance indicator+	4.07	-0.31	9.30	5.51	2.73	2.41
Difference	-1.45	-1.92	-1.79	-2.18	0.10	0.49

* Net USD return for the Nedgroup Investments Global Property Fund, A class. Source: Morningstar

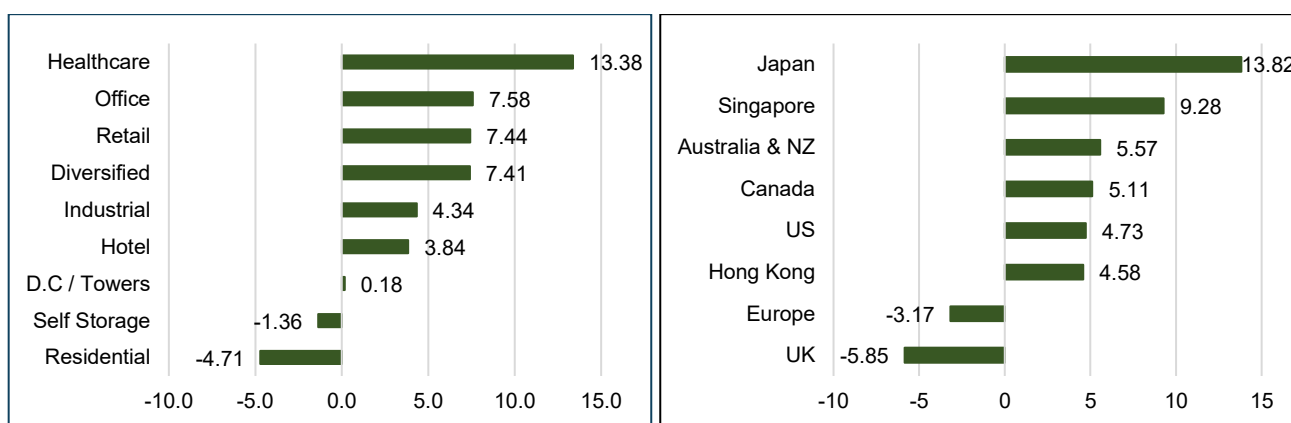
14 July 2016

+ FTSE EPRA/NAREIT Developed Index (in USD Net Ret)

Summary points

- Asia Pacific, especially Japan, provided strong returns driven by accelerating rent growth and transaction volumes. Overweight positions in Japanese office and diversified property companies contributed positively.
- Overweight UK REITs exposure was the main detractor for the quarter and the past year, as the UK and Europe lagged due to economic sluggishness, inflation, and negative investor sentiment.
- Healthcare REITs were the strongest performing sector, with U.S. seniors housing REITs like Welltower (WELL) and Ventas (VTR) benefiting from robust demand and limited new supply.
- The AI boom is driving demand for data centre capacity, with near-zero vacancy rates in the U.S. The fund maintains exposure to data centre REITs, though this was neutral to returns in Q3.
- Overweight position in UK/Europe self-storage platforms detracted, but U.S. self-storage (Extra Space Storage) showed signs of recovery.
- U.S. residential REITs lagged due to softer leasing trends and weak job growth, especially in sunbelt markets with excess supply.
- Central banks in the US, UK, Aus, and Canada cut rates to support labour markets and lower borrowing costs are helping REITs in some regions such as Singapore, but refinancing may remain a headwind.
- REITs are enjoying close to record low spreads in unsecured bond markets and there were numerous REIT bond deals taking advantage of current liquidity and pricing.
- The fund is overweight in healthcare, data centres, and high-quality retail, while maintaining limited or no exposure to cold storage, life science, sunbelt apartments, and commodity office markets.
- The outlook remains constructive on REITs due to below market in-place rents, limited new supply, healthy tenant demand, sound balance sheets, and valuations underpinned by replacement costs. The fund is positioned to exploit these fundamentals for future earnings growth.

Sector and Regional returns Q3-2025



Source: FTSE EPRA NAREIT Developed Index, Factset, local currency, 3 months ending 30/09/2025.

Market and Portfolio Commentary

The FTSE-EPRA NAREIT Developed Index produced a total return of 4.1% for the quarter ending 30 September 2025 in USD terms.

Enthusiasm for all things Artificial Intelligence (AI), including supporting infrastructure, continued in the quarter as numerous multi-billion-dollar deals were inked for various elements of the AI value chain. Largely carried by these select “anointed” tech stocks, global equity markets marched higher, investors betting on the merits and future profitability of this enormous AI capex cycle.

Further support for equity markets was provided by the U.S. Fed which reduced policy rates by 25bps, ending the previously stated ‘patient approach’ in response to emerging signs of jobs weakness. Similarly, despite lingering elevated inflation, central banks in other major economies such as Australia, Canada and the UK also lowered interest rates to support gradually loosening labour markets.

Ripples in the private credit market were also a feature given the surprise bankruptcy of two borrowers in the U.S. auto segment, Tricolour and First Brands. The events have increased scrutiny on underwriting, risk management and liquidity risks in the sector given its opacity.

Meanwhile bond markets were more muted as markets grappled with government fiscal sustainability and core inflation. Hence in the context of a contorted investment environment, global REIT returns for the quarter were respectable.

Against this backdrop, the Portfolio underperformed, largely attributable to weakness of the portfolio’s UK REIT exposure. At the regional level performance dispersion was significant, UK/Europe lagging while Asia Pacific was the stand-out for the quarter.

Japan delivered the highest total return as REITs and property companies (typically termed J-Devs) were buoyed by accelerating rent growth and transaction volumes, particularly in the office and residential sectors. Our over benchmark weight positions in office-focused Sumitomo Realty (8830) and diversified Mitsui Fudosan (8801) were two of the largest contributors to relative returns.

In Australia, reporting season highlighted generally sound property fundamentals and accelerating earnings growth for the A-REIT sector as interest cost headwinds subside. A number of high-profile corporate earnings misses in the broader equity market (e.g. CSL, James Hardie, Reece) and interest rate cuts from the RBA, also boosted interest in the REIT sector. That said, market heavyweight Goodman Group (GMG) underperformed following results which we attribute to its excessive valuation and the company acknowledging muted rent growth in its core logistics warehousing segment and slower than expected progress in its nascent data centre platform. The Portfolio has no exposure to GMG.

Singapore REITs also fared well as generally sound operating results and declining interest rates boosted earnings prospects in the sector.

At the sector level our overweight positioning in healthcare REITs was the biggest driver of absolute and relative returns. U.S. seniors housing oriented REITs Welltower (WELL) and Ventas (VTR) led performance as both continue to experience supportive industry tailwinds as occupant demand expands in the face of limited new supply of aged care facilities.

Retail REITs performed well across most markets and positions in mall REITs, Australia/New Zealand focused Scentre Group (SCG) and EU, UK, U.S. invested Unibail-Rodamco-Westfield (URW) were strong contributors. U.S. retail REITs shrugged off tariff impacts, with shopping centre REIT Federal Realty (FRT) contributing positively to returns, albeit after several previous quarters of underperformance.

Office REITs generated solid returns at the index level buoyed by significant performance of Japanese office stocks. Our underweight to Japan office REITs and overweight exposure to UK office REIT Derwent London (DLN) negatively impacted relative performance.

Meanwhile cold storage REITs continued their decline, particularly Americold (COLD) following a change of CEO, the company’s 3rd CEO in 5 years, and management commentary highlighting the increasingly competitive operating environment and downside risk to pricing and occupancy in 2026. The Portfolio has no exposure to cold storage having exited Lineage (LINE) in Q3 2024, shortly after IPO, given its lofty valuation.



Residential REITs lagged across most markets as softer leasing trends in the U.S. weighed on returns. Our overall neutral portfolio exposure to the sector mitigated the impact on relative performance.

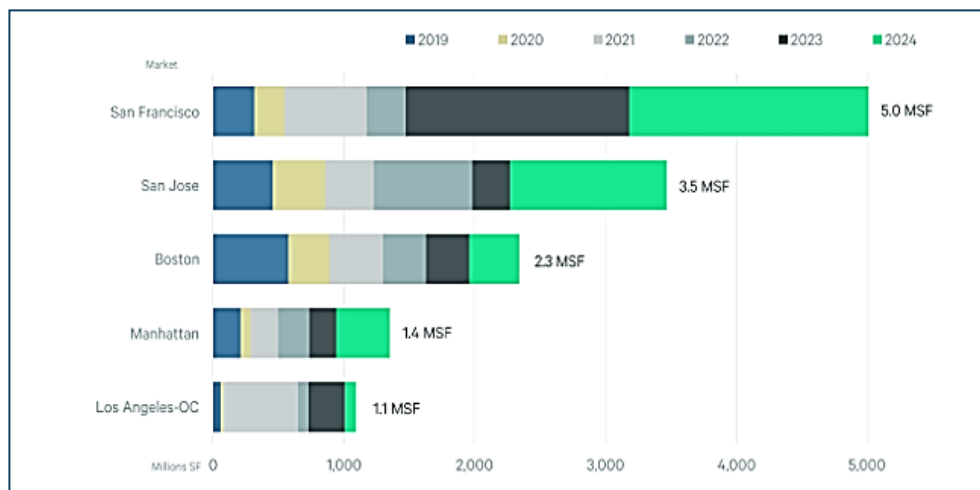
Since COVID, AI has become seemingly ubiquitous. At this stage the promise or threat, depending on your disposition, is likely profound as it augments efficiencies and creativity. The timing, breadth and scale of investment returns is more ambiguous.

Understanding of its physical impacts on real estate continues to evolve. Technology has always reshaped the need for and nature of demand for space, and digitisation is the latest challenge to which real estate must adapt or die. What is clear in the short-term is AI's possible investment returns and the capital required is crowding out the real estate sector.

From a current impacts perspective AI is manifesting itself in demand for two key segments: 1. data centre capacity, and 2. office space in key markets (such as London, New York and San Francisco).

After several years in the doldrums, the San Francisco office market appears to have bottomed. Leasing from VC backed AI companies is gathering steam and providing some confidence that the worst is behind it. That said, it's a long road back to pricing power for office landlords, with office availability >30% and AI companies relatively modest users of space compared to the big tech companies. The adoption of AI, including generative AI, raises serious questions about the overall need for space by the hi-tech sector. The Portfolio has de minimis exposure in San Francisco preferring the stronger fundamentals and more diversified tenant base in New York and London.

Office leasing by AI companies (VC backed)



Source: CBRE, September 2025

Data centres are the clear real estate beneficiary of the AI race. The Portfolio has measured exposure through key holdings in established industry leading U.S. listed data centre REITs, Digital Realty (DLR) and Equinix (EQIX), and to a lesser extent European diversified REIT Merlin Properties (MLR) which has established a strategic Iberian data centre footprint.

Demand for data centre capacity continued to expand in the quarter and is lagging the compute needs of major AI players and hyperscalers, reflected in <2% vacancy in the U.S. Power continues to be the key constraint in many U.S. markets which is seeing demand expand beyond traditional locations as hyperscalers seek capacity wherever it can be secured.

Our view has been, and remains, to focus the Portfolio on the established platforms (DLR, EQIX) and markets where use cases are fungible should AI related demand change. Over the quarter data centre exposure was neutral to Portfolio returns.

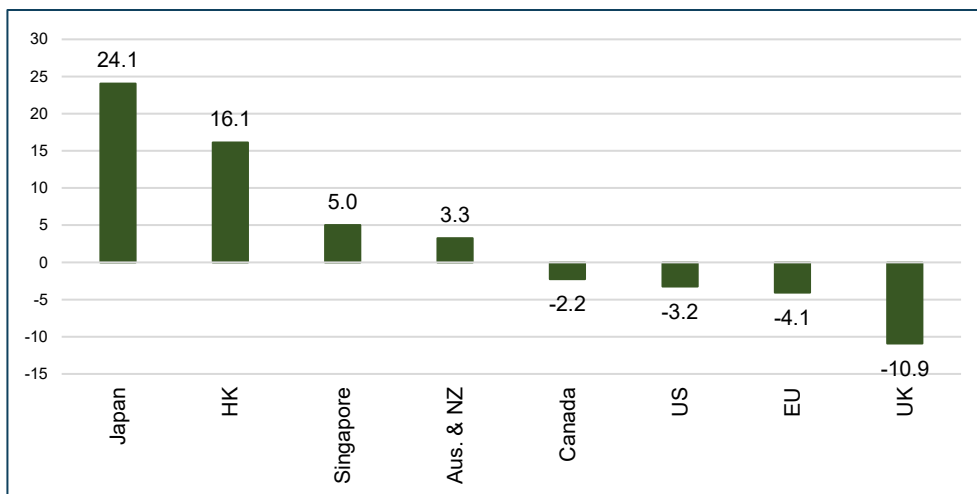


Regional Commentary

UK – Masters of Misery

Overweight exposure to the underperforming UK REIT sector was the main detractor to Portfolio returns over the quarter. Indeed, it has been a significant detractor to relative returns over the last 12 months.

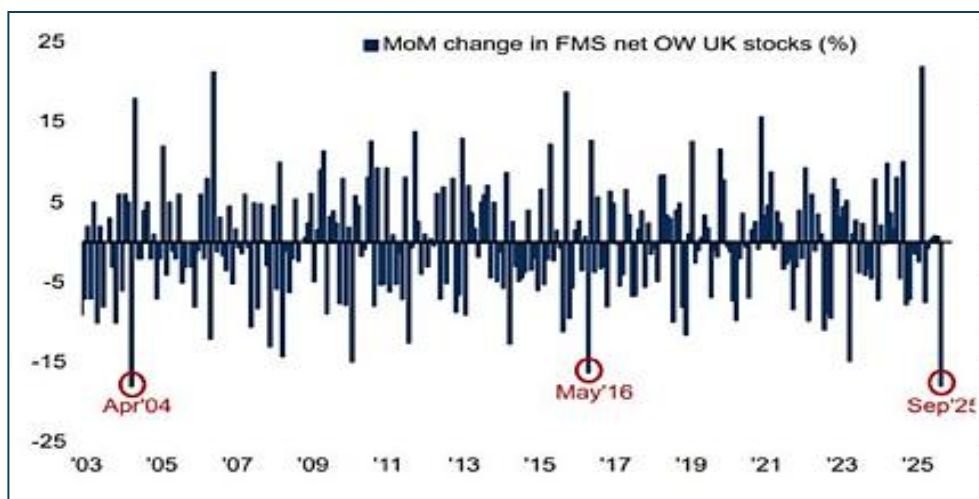
Global REIT 1YR Total Returns (local)



Source: FTSE EPRA NAREIT Developed Index, Factset. 12 months ending 30/09/2025.

From a macro perspective, the UK is working through several challenges including elevated inflation, chronic economic sluggishness and concerns that the Labor government will focus on additional real estate taxes to help meet spending initiatives as it seeks to avoid a repeat of the Truss Government's induced bond rout of 2022. Negative investor sentiment toward the UK could best be illustrated in the following chart which tracks changes in exposure to the UK by investment managers.

Bank of America Fund Manager Survey



Source: Bank of America Research, September 2025

Against this backdrop it's fair to ask: why are we relatively overweight the UK? In a nutshell we do not believe the economic picture is as dire as some pundits would suggest¹, doom and gloom being a natural disposition of the UK market albeit currently it's in overdrive. More importantly, in terms of the REIT sector we see quality, value and stocks on the cusp of meaningful rental growth.

¹ Government net debt to GDP remains below many G7 peers and the BOE has significant capacity to lower interest rates to support the economy should inflation normalise like other developed markets.

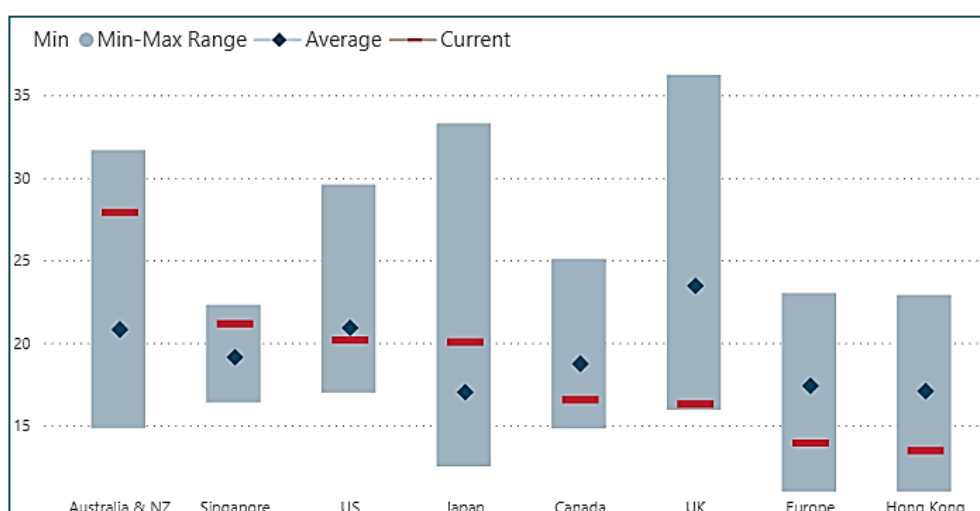
As we have learnt over decades of investing, patience often comes with discomfort.

While there have been some headwinds to earnings in the short term, we forecast EPS growth to accelerate across our UK holdings from 2% in FY24, to 4% in FY25 and 5.5% in FY26.

During the quarter we added London listed shopping centre REIT Hammerson (HMSO) to the Portfolio. Over the past 5 years management has set about rationalising the portfolio, including disposing of minority interest investments, and consolidating ownership of high-quality malls in the UK, Ireland and France. During the quarter HMSO acquired the remaining 50% of Bullring shopping centre from its joint venture partner CPPIB. Located in central Birmingham, Bullring is one of the top tier malls in the UK, enjoying over 33 million visitations annually. The acquisition price implies £360 sq ft, a rate which we estimate to be more than 50% below replacement costs, at an effective yield of 6.7%. Our entry into the stock was facilitated via a £139m equity raising associated with Bullring's acquisition.

Given discounted valuations, on an earnings multiple basis the UK REIT sector is at the lowest valuation in 10 years based on our internal data (chart below), we remain optimistic that as macro clouds clear, fundamental value will be reflected.

P/FFO multiple – RCL primary universe



Source: Resolution Capital, Swordfish database, September 2025

Schools out

There are some challenges in the UK, notably student accommodation REIT Unite Group (UTG). During the quarter, UTG's shares were pressured due to the announcement of a cash and scrip takeover offer for UK listed peer Empiric Student Property (ESP) and early evidence of a slower booking cycle for direct-let student accommodation. Post quarter end there has been no relief with confirmation that occupancy guidance was missed not long after management provided assurances to the market of a strong finish to leasing for the academic year ahead.

With early signs of sluggish trends, UTG's takeover offer for ESP was met with scepticism by the market, in part due to ESP's different mix of student accommodation. ESP's £1.15bn portfolio is fully direct let (i.e., no nomination commitments from universities), targeting international students and the "returner" post-graduate market within the UK. The portfolio has less exposure to the London market and Russell Group universities (a collective of 24 leading public UK research universities akin to the Ivy League in the U.S.) which are experiencing stronger enrolment trends and have been the focus of UTG's portfolio curation for many years.

Pricing for the deal appears reasonable, valuing ESP at a 6.7% implied cap rate, generating earnings accretion from year 2 and a double-digit unlevered IRR.

From an operating perspective, UTG and the broader UK Purpose Built Student Accommodations (PBSA) sector has experienced a slower lease up of direct-let properties compared to prior years. Post quarter end, UTG provided a leasing update for the academic year achieving 95.2% occupancy and 4% rent growth.

This was below recent occupancy guidance of 97% partly attributed to lingering supply in several regional cities and, despite steady university enrolments, some moderation in domestic student demand, perhaps as students have opted for alternate accommodation. The guidance miss disappointed the market leading to a sharp 10% drawdown. At current pricing UTG trades above a 7% implied cap rate and at its lowest PE multiple since the GFC. Reasonable value, but it will likely need to evidence improving demand in the coming academic year to regain its footing.

BoJ's REIT Sayonara

Long-time readers will be aware of our aversion to investing in externally managed REITs, particularly in Japan given low organic growth, higher leverage and compromised corporate governance. The same aversion could not be levelled at the Bank of Japan (BoJ). As part of its QE program and in a long standing effort to underpin real estate values and foster capital turnover, the BoJ amassed holdings worth ¥708bn (US\$4.7bn) in investment grade J-REITs (as of March 2025) through on-market share purchases between 2010-2020, roughly equivalent to ~4.5% of the sector's equity. In some cases, the BoJ is the largest or second largest outside shareholder behind the manager of the REIT (see table below). This unnatural buying was a source of frustration given its contribution to the outperformance of J-REITs, and thus a modest drag on the Portfolio's medium to long term relative performance given our lack of exposure. It was therefore pleasing to read the BoJ's announcement of its intention to dispose all ETF and J-REIT holdings. To allay market concerns of an overhang, the BoJ has indicated selling ¥5bn per annum. (~US\$35m) suggesting a 130 year exit plan. That's patience.

BoJ REIT holdings – Top 10 by % holding

Ticker	REIT	BoJ's %	Date
8968	Fukuoka REIT	9.48%	Dec-20
8987	Japan Excellent	9.45%	Nov-20
8952	Japan Real Estate	9.36%	Dec-20
3226	Nippon Accommodations Fund	9.25%	Jun-20
8960	United Urban	9.25%	Nov-20
8957	Tokyu REIT	9.23%	May-20
8967	Japan Logistics Fund	9.16%	Jul-20
8951	Nippon Building Fund	8.26%	Oct-20
3462	Nomura Real Estate Master Fund	8.09%	Jun-20
3279	Activia Properties	7.40%	Nov-20

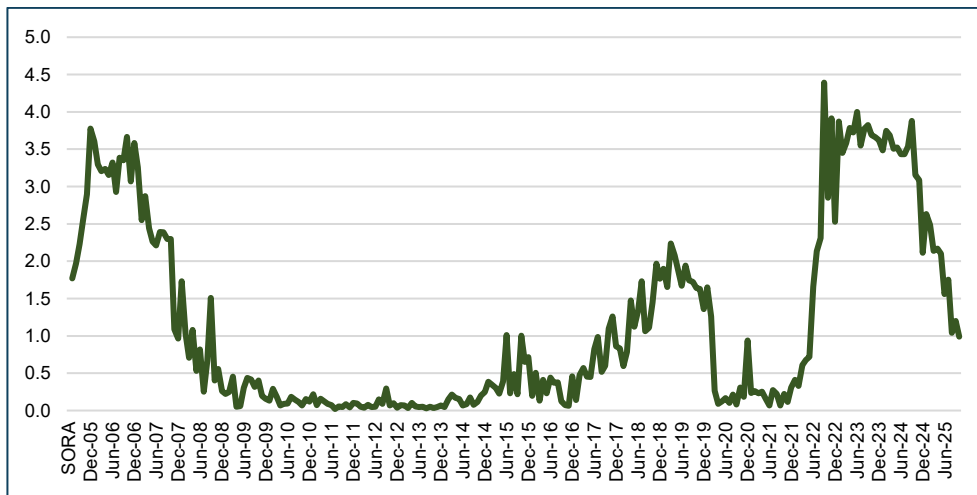
Source: Citi Research, BoJ, Resolution Capital. Date = filing date for large shareholding disclosure by BoJ – holdings are as at report filing date. September 2025.

The Portfolio does not currently hold any J-REITs. Rather our exposure to Japan is via property investment and development companies Sumitomo (8830) and Mitsui Fudosan (8801) which continue to benefit from improving operating conditions (including accelerating rent growth), greater focus on lifting corporate governance standards and an active property recycling discipline.

Singapore Sling

Singapore REITs generated 9.3% total returns (local currency) for the quarter. Healthy fundamentals across key retail and office sectors and a meaningful decline in short and long-term interest rates boosted investor appetite in the sector. The decline in interest rates has also improved the earnings outlook as REITs can now refinance at lower rates than in place debt. This contrasts with other major markets such as the U.S., UK and Europe where refinancing headwinds persist.

Singapore Overnight Rate Average (SORA) %



Source: Bloomberg, Resolution Capital. September 2025.

The market has experienced an increase in IPO activity, not something we can say for many REIT markets in recent years. IPOs in the quarter included data centre REIT NTT DC REIT and workforce accommodation REIT Centurion Accommodation. Plans are underway for an industrial and logistics REIT to be sponsored by Boustead. While we did not participate in the IPOs, it nevertheless signals a relatively healthy REIT capital market.

During the quarter we visited the market to meet with Portfolio holding Capitaland Integrated Commercial Trust (CICT), several peers and local market brokers and contacts.

CICT is effectively the largest proxy for Singapore commercial real estate with a portfolio incorporating office (40%), retail (35%) and integrated developments (25%) such as Raffles City. Broadly, operating conditions remain sound. For office, the biggest challenge is accommodating growing tenants with limited vacant space to facilitate their growth. This level of demand should ensure ongoing leasing tension in a market with minimal tenant incentives and no CBD development of any consequence for several years. Office rents are now at 14 year highs ~S\$12/sq ft per month (A\$1,800 sq m pa).

For retail property, tenant sales growth is sluggish but the majority of malls are effectively full and rents have rebased due to Covid and smaller department store closures. Coupled with minimal supply, rents should be underpinned. One risk on the horizon for retail is the new rapid transit system rail link from the northern part of Singapore into Johor, Malaysia, which is scheduled to open in late 2026. Some services are significantly (>50%) cheaper in Johor, and with cheaper goods too, it is likely to see some sales leakage, particularly for suburban properties in the north. We believe CICT should be relatively insulated given its core urban retail locations, but it is a risk we are monitoring.

During the quarter CICT raised circa S\$600m via a private equity placement to partly fund the S\$1bn acquisition of the remaining 55% stake in CapitaSpring it didn't already own. The transaction values the grade A office and retail asset in Raffles Place Singapore at a yield in the low-4% range, or S\$2,820 per sq ft.

Sector Commentary

Residential – jobs matter

The Portfolio's exposure to U.S. residential REITs detracted from returns in the quarter, overall weakness attributable to slowing jobs growth and consequent softer leasing trends.

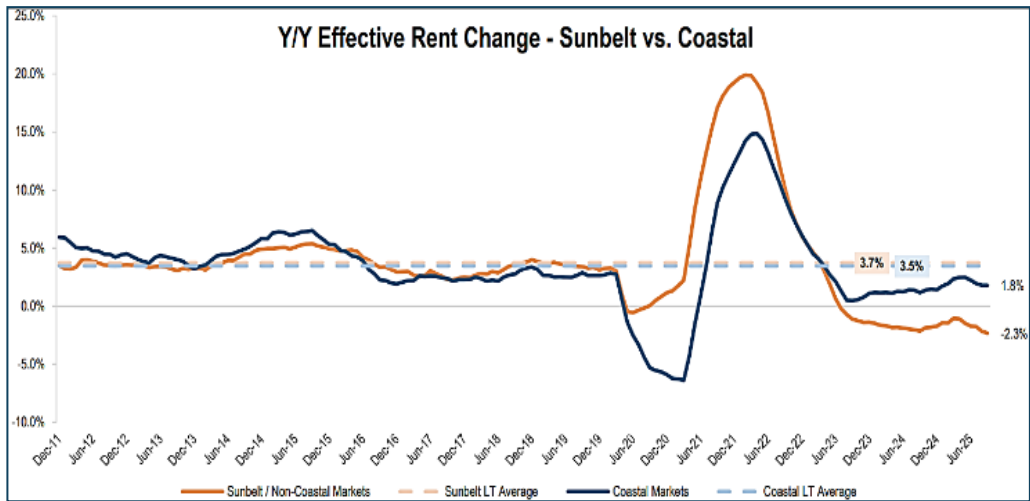
Reporting season in the quarter highlighted a truncated peak leasing season for residential REITs versus prior years, with less pricing power than anticipated. While FY25 Net Operating Income (NOI) growth guidance was generally upgraded (unchanged at a minimum) this was driven more by lower expense growth (particularly insurance and taxes) than positive revenue expectations.



Management commentary erred on the side of caution with operators looking to maintain higher occupancy at the expense of rental rate given the uncertain macro and weak job growth.

Recent evidence suggests this dynamic is particularly challenging for the sunbelt markets (e.g. Texas, Florida, Arizona) which are still dealing with excessive new supply. Occupancy and effective rents in the sunbelt are weak versus the coastal markets (e.g. San Francisco, Seattle, Boston, New York) which have experienced less new supply and thus will be better positioned should jobs growth improve.

Change in effective rent growth y/y %

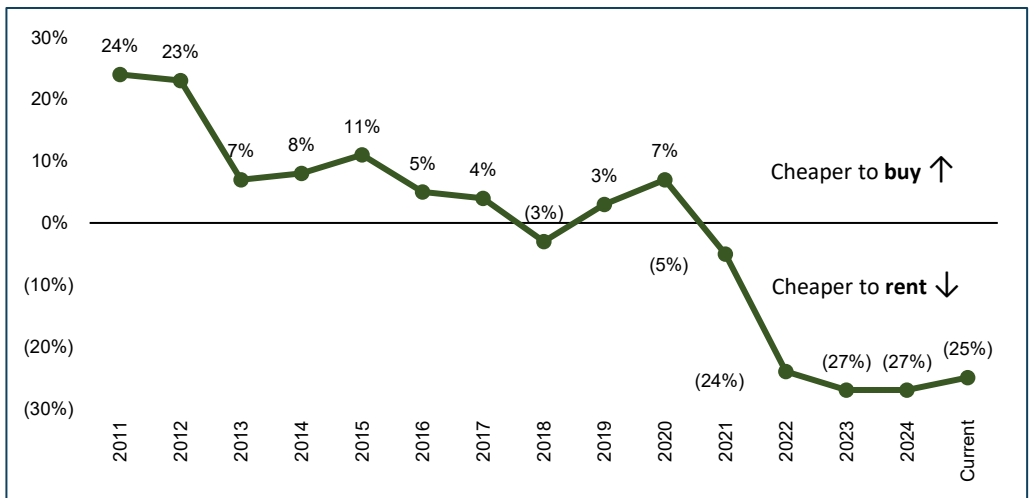


Source: Evercore ISI Research, RealPage, September 2025.

The Portfolio's apartment exposure remains via coastal multifamily REITs Equity Residential (EQR) and Essex Property Trust (ESS). Both continue to experience relatively stronger operating trends, but nevertheless detracted from relative returns for the quarter.

Similar trends were evident in U.S. single family housing REITs, where the Portfolio has exposure via Invitation Homes (INVH). Rent growth on new leases has moderated below pre-Covid levels as supply is absorbed in several key sunbelt markets (e.g. Orlando, Dallas and Phoenix). Despite supply indigestion we view rents as underpinned given renting remains much more affordable than buying – around 25% cheaper in key markets per AMH chart below. Given relative affordability we believe rent growth should stabilise as new build supply diminishes. INVH generated -9.7% (local currency) total returns during the quarter, detracting from relative performance.

Est. Single Family Residential Rents vs Cost of Home ownership



Source: AMH, John Burns Consulting, Resolution Capital. August 2025.





Elsewhere in the residential sector, European Portfolio holding TAG Immobilien (TEG) acquired 5,300 recently built rental units in Poland for €565m at a 6% net yield. The deal was financed in part by a €189m equity capital increase in which we participated. The deal lifts the share of Polish build-to-hold assets to 17% of portfolio value from 11%, the remainder invested in German apartments. Advancing TEG toward its target of 10,000 completed rental units in the region. Alongside the acquisition, management announced plans to raise the dividend payout ratio to 50% from 40%, beginning in 2026. TEG generated -2.6% returns in local currency terms.

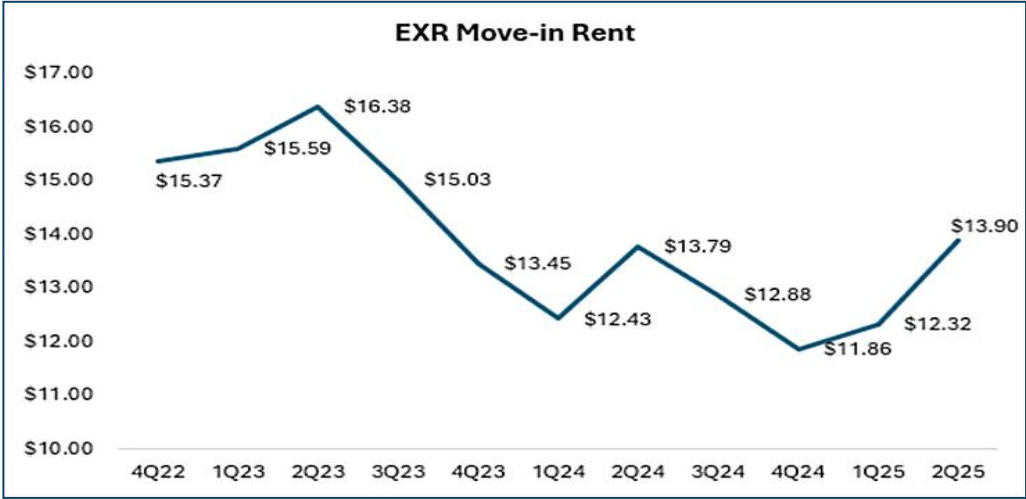
Value in Storage

Portfolio exposure to the self-storage sector was a detractor to relative returns for the quarter, primarily due to the overweight position to UK and Europe focused platforms.

In the UK, after working through a period of expense pressures (labour, taxes, insurance) and sluggish customer demand, Big Yellow Group (BYG) and Safestore (SAFE) underperformed despite emerging evidence of stabilising operating trends. Expense pressure has now abated and trading updates in the quarter pointed to improvement in residential customer demand and like-for-like revenue growth trending toward ~3%. Substantial development pipelines have also been a drag on earnings, which is expected to improve as projects complete in 2026 (particularly for SAFE), while 2027 is a more significant turning point for BYG’s earnings growth trajectory. We note since period end BYG is now the subject of takeover speculation.

In the U.S., having been underweight the self-storage sector for much of the last 3 years, given weakness in pricing power, during the quarter we increased the investment in Extra Space Storage (EXR). Operating results continue to improve, providing confidence that operating results have inflected despite still muted housing related activity. Looking ahead, operating results are poised to improve further in 2026, albeit slowly. Same-store occupancy has stabilised (EXR above 2019 levels) and market rent growth is positive on a year-on-year basis for the first time in more than 2.5 years. Should housing turnover improve this would provide a meaningful boost to demand for self-storage space and accelerate the recovery in operations.

EXR move in rent US\$



Source: EXR, Resolution Capital. As at end Q2 2025.

Turning to Australia, in late August the Ki Corp/Public Storage (PSA) consortium walked away from its bid for ASX-listed Abacus Storage King (ASK). The last bid from the consortium was A\$1.65/sh versus reported net tangible assets (NTA) of A\$1.74. The deal was essentially scuppered by rival, and Portfolio holding, National Storage REIT (NSR) which purchased a blocking stake of 9.5% in ASK and rejected the takeover proposal. NSR believed a premium to NTA was warranted to reflect the value of the operating platform, a price seemingly beyond the appetite of KI/PSA. Readers might recall NSR was itself the subject of an abandoned takeover offer by a consortium including PSA in 2020 which was scuppered by Covid.



NSR's share price declined ~4.5% upon announcement of the news, as the equity value of NSR's ASK stake declined. Nevertheless, NSR effectively shielded its operations from competition from a large, sophisticated operator (PSA) entering its local markets, which should be seen as a win.

Healthcare – clean bill of health

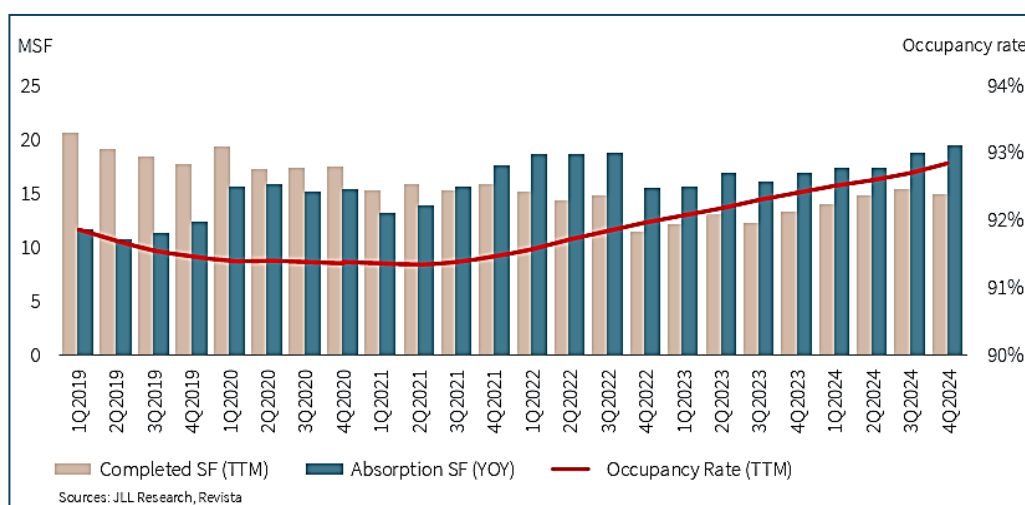
Healthcare was the strongest performing sector, and the Portfolio's overweight exposure benefited relative returns. Performance was led by U.S. seniors housing which continues to generate strong double-digit EPS growth. Welltower (WELL), the largest absolute position in the Portfolio, reported its eleventh consecutive quarter of >20% same-store net rent growth in its seniors housing operating segment, and 22% EPS growth. As a result, WELL upgraded its full-year EPS growth outlook for the second time in recent months.

Supply/demand fundamentals in U.S. and Canada are very similar and feature 4.5%+ growth in the 80+ population and less than 1% net supply growth in the U.S. and almost negative supply growth in Canada after accounting for obsolescence. Development activity remains constrained by asset values remaining below replacement cost. As a result, WELL, VTR, and Chartwell Retirement Residences (CSH), are all looking to use their attractive cost of capital to acquire assets, but WELL stands out in terms of deal volume (US\$9.2B acquisitions YTD).

Elsewhere in the healthcare sector, during the quarter we initiated a position in U.S. outpatient medical REIT, Healthcare Realty (HR). Whilst outpatient medical typically generates revenue growth less sensitive to economic gyrations, HR has been racked by poor capital management. Hence the catalyst for our investment was the turnaround plan of new CEO Pete Scott, who officially took the helm in April after previously serving as CFO of Healthpeak Properties (DOC). The new strategy seeks to reduce debt (to 5.5x Net Debt/EBITDA from 6x), improve asset quality through selective disposals, and reduce overhead costs. In the short-term, disposition activity will lead to earnings dilution in 2026 that should be mostly offset by overhead expense savings but will set the REIT up for improved earnings beyond 2026.

Beyond HR's strategic improvements, operating fundamentals in the outpatient medical sector are strengthening. NOI growth is moving toward 3.5% from historic levels of 2.5% as health systems seek additional space outside of hospital settings to treat the growing number of over 55 year old patients. Outpatient medical facilities are usually low-cost settings compared with acute care hospitals, and they are increasingly being used for a range of non-urgent patient care needs. As a result, industry occupancy is increasing. Additionally, the significant increase in replacement costs should support rents across the sector.

U.S. Outpatient Medical



Source: JLL Revista. March 2025.



Office – mixed picture

The office sector was the Portfolio's largest detractor to relative returns with UK REIT Derwent London (DLN) the main culprit.

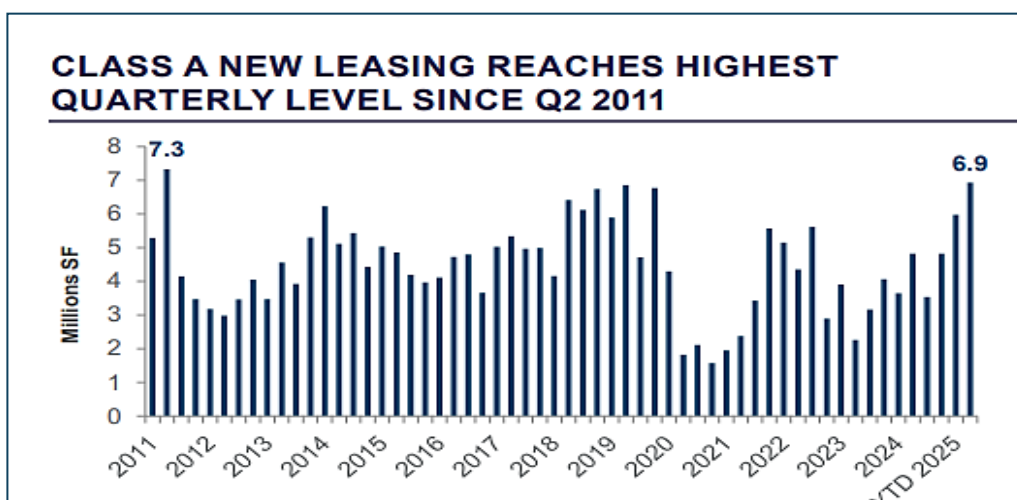
Despite market rent growth fuelled by improving demand and leasing conditions across London's West End office market, DLN's results underwhelmed the market seemingly due to its muted earnings profile and NTA based total returns marginally below expectations. Although earnings headwinds from higher finance costs were expected, moving parts in the development book were perhaps not. The soon-to-complete "Network Building" in Fitzrovia remains unleased and along with loss of income on commenced re-developments, the expected earnings accretion from the fully leased and recently completed 25 Baker Street project may be nullified. Located in Marylebone, 25 Baker is a clear success for DLN generating an impressive 7.5% yield on cost. While we are relatively confident the Network building will be leased, the UK market is not in a similarly patient mood.

Guidance on market rent growth of 3-6% was maintained, following 2% in the first half and reported property values have inflected positively albeit at a relatively modest 1% growth over the period.

While London office transaction volumes remain below historic average, there are signs of improvement. Property values have inflected positively, and record rents are being set in both the City and the West End for newly developed buildings. While the last few years have been difficult for an active total return business model such as DLN, we believe market conditions are moving in their direction. Trading at a 30% discount to gross asset value and an implied cap rate of 7.5%, DLN represents good long-term value.

In the U.S. we attended office REIT BXP's investor event in New York City which highlighted the strengthening fundamentals in the New York and San Francisco office markets. We have no exposure to BXP, and the event delivered mixed news. On the positive side, BXP highlighted a turning point in portfolio occupancy and improving leasing volumes. Manhattan leasing volumes for Class A product are tracking the highest quarterly level since 2011 according to Cushman & Wakefield (chart below). BXP also acknowledged challenges including weakness in the LA and Seattle markets and a 28% cut to the annual dividend deemed necessary to improve the capital position given elevated debt levels and development funding needs.

Manhattan office leasing



Source: Cushman & Wakefield Research, July 2025.

Our preferred exposure to the strengthening New York office market has been via peer Vornado (VNO), a position we increased during the quarter. VNO was active in both leasing and acquisitions during the quarter, signing a 19-year lease to Verizon at the redeveloped PENN 2 building. This deal was consummated in around 6 weeks and illustrates the increased urgency in leasing for limited Class A product in Manhattan. VNO also acquired the office condo at 623 5th Avenue for US\$218m (US\$507 psf) with plans to renovate the largely vacant building to Class A office standard. Interestingly VNO acquired the project from a distressed owner who previously intended to convert the building to residential. Early estimates suggest a 7.5% yield on cost could be achievable on the project.

Elsewhere in the U.S., sunbelt office REIT and Portfolio holding, Cousins Properties (CUZ), announced the US\$218m acquisition of “The Link” – a recently completed 292,000 sq ft office building in uptown Dallas. The transaction price equates to a 6.7% cash yield and US\$747/sq ft. The deal highlights the flight to quality and the importance of sub-market and asset selection. Downtown Dallas office is ~26% vacant with ageing office stock which lacks amenity and tenant demand. Uptown Dallas located just ~3km away is the desired office location with vacancy less than half that of Downtown Dallas due to amenitised new product and robust tenant interest.

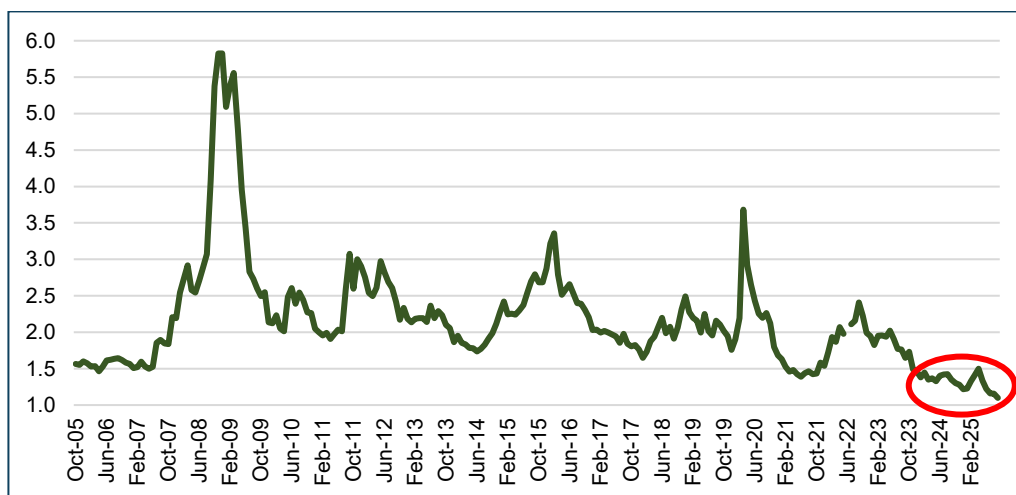
Spread Thin

In recent years, refinancing lower cost in place debt at higher prevailing market rates has been a headwind to REIT earnings across most developed markets. While this remains the case in long duration debt markets such as the U.S., UK and parts of Europe, shorter duration markets such as Singapore, Australia, Sweden and Hong Kong are now able to refinance debt at lower costs providing a moderate boost to earnings.

While base rates remain elevated compared to the last 10 years, tempering the increase in rates is the collapse in credit spreads globally. Corporates and indeed many REITs are enjoying close to record low spreads in unsecured bond markets. In the U.S. investment grade corporate bond spreads are at ~25 year lows and there were numerous REIT bond deals taking advantage of current liquidity and pricing with the following a small sample:

- Mall REIT Simon Property Group (SPG) issued US\$1.5bn post quarter end at a blended 4.77% coupon, 7.8 years ~109bps spread (A rated)
- Avalon Bay (AVB) issued 10-year bond on 30 June at US\$400m at 5.08%, 85bps spread (B+ rated)
- Capitaland Integrated Commercial Trust (CICT) issued S\$300m 7-year debt at 2.25% equating to a 78bps spread
- U.S. self-storage REIT Public Storage (PSA) issued US\$400m 10-year bonds on 30 June for 5%, 80bps spread (A rated)
- European diversified REIT Merlin Properties issued €550m 8-year debt at 3.5%, 103bps spread (BBB rated)

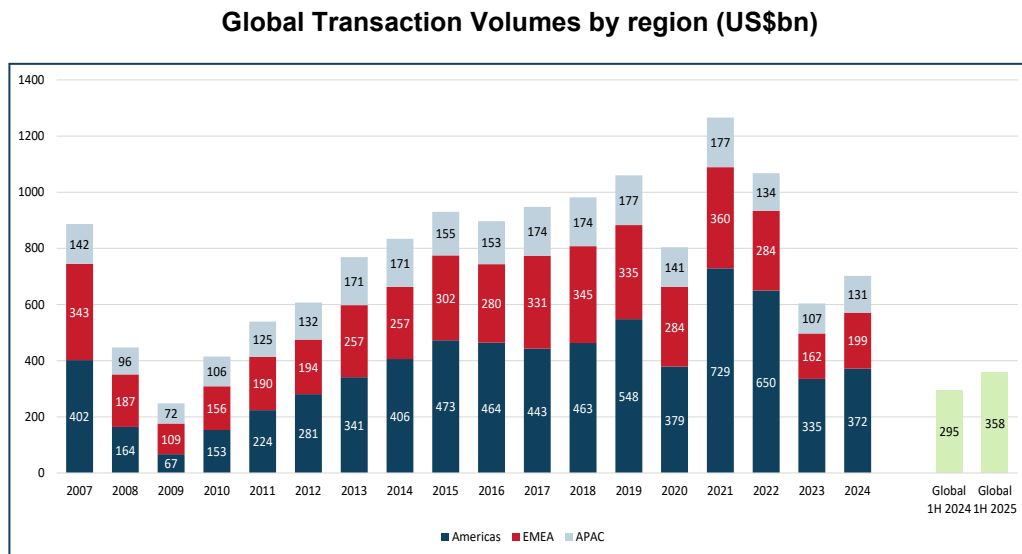
U.S. BBB Corporate Bond Spreads 10+yrs



Source: Factset, Resolution Capital, as at 30/09/2025

On parts of the Continent it has gone a step further, with several French REITs currently enjoying a similar cost of capital to the French Government. Office REIT Gecina's (GFC) 2034 and 2036 bonds both currently trade at lower yield than the French 10 yr bond. Similarly, French focused retail REIT Klepierre (LI) issued 12 year debt in September which is trading just outside the French 10 year bond.

Relatively healthy real estate fundamentals and lower borrowing costs are yet to meaningfully feed into real estate transaction activity which remains subdued compared to recent history.



Source: JLL, UBS. Direct commercial real estate investment deals over US\$5 million. Includes office, multifamily residential, retail, hotels, industrial, mixed use, healthcare and alternatives sectors. Excludes entity-level and development transactions. As of July 2025.

Conclusion and Outlook

Old World or Old School?

The current investment environment has echoes of the late-1990s dot-com boom where real estate was considered “old world” and struggled to attract capital given the returns generated in the “spec tech” fuelled equities complex. Today, on top of the massive capital being directed to AI initiatives, the need for capital investment in infrastructure, particularly for additional power generation and transmission (on top of an energy transition) is difficult to overstate. Add to this governments’ deficit funding needs and one can see there is a significant battle for capital, particularly equity, with hurdle rates increasing universally.

Commercial real estate is no exception and coupled with higher real interest rates in recent years, why we believe the sector, REITs included, has generated meagre returns over the last 5 years.

That said, the market is at risk of overestimating the impacts if not earnings power of the AI mania and underestimating old school property fundamentals currently being exhibited. In short, REITs are now underpinned by:

- In place rents at or below prevailing market rents with income growth forecast to grow at least equivalent to inflation;
- Low building supply outlook;
- Healthy tenant demand/portfolio occupancy;
- Sound balance sheets and excellent access to debt capital – particularly in unsecured bond markets; and
- Valuations underpinned by replacement costs.

In this environment REITs should be able to command pricing power and deliver earnings growth, the extent of which is dependent upon leasing demand. Higher finance costs will impact earnings in some markets, but the impact is somewhat limited given generally moderate if not modest levels of debt.



Accordingly, we view the return outlook favourably and have positioned the Portfolio in sectors we believe are best positioned to exploit these attributes. This includes healthcare REITs, data centres and high-quality retail property which are experiencing robust customer/tenant demand and exhibiting landlord pricing power. Conversely, the Portfolio has limited or no exposure to cold storage, life science, sunbelt apartments and commodity office markets which are absorbing excess supply and experiencing demand challenges. We continue to retain limited exposure to industrial property as the segment digests elevated supply and demand normalisation.

ESG Matters

Digital Realty expands renewable electricity procurement in Illinois

Amid ongoing concerns over power supply constraints and slowing renewables developments in the U.S., in early September Digital Realty (DLR), a data centre REIT, expanded its renewable energy commitments. Digital Realty will purchase 13.4MW from a group of new community solar projects that Soltage is developing in Illinois. This agreement reinforces Digital Realty's 100% renewable energy coverage for its operations in the state.

Although data centres are inherently energy and carbon intensive facilities, Digital Realty has a strong focus on limiting its environmental impacts by procuring renewable electricity and operating water-free cooling systems. The company has set near-term decarbonization targets of a 68% reduction in Scope 1 and 2 emissions and 24% reduction in Scope 3 emissions by 2030. It also reports 1.5 GW of contracted solar and wind projects, and 8.8 MW of onsite solar installations globally.

Beyond the quantity of the renewable electricity procured with this commitment, two aspects of the Soltage agreement stand out. Firstly, this is part of a community solar project and secondly, this is intentionally located close to Digital Realty's Illinois properties.

Community solar projects are a different way to generate and distribute renewable electricity. Customers subscribe to a portion of output from a solar farm and receive a credit for electricity generated by their share of the community solar system. The operator sells the electricity into the grid and subscribers receive a portion of that revenue, according to the level of their subscription, as a credit on their utility bill. This allows electricity consumers, who are unable to install solar panels on their own property, to access the benefits of reduced bills through the sale of renewable electricity.

The second aspect is one that is gaining increasing importance for companies that use Power Purchase Agreements (PPAs) or similar contractual arrangements to procure renewable electricity: time and location matching. Ideally, the electricity consumption to be offset with renewable electricity is matched with electricity that is generated at a nearby location and at the same time of day. Carbon accounting standards, such as the Partnership for Carbon Accounting Professionals (PCAF) are becoming stricter about how to apportion procured renewable electricity that is generated offsite and used to demonstrate decarbonisation. This helps avoid situations where, for example, a company purchases solar generated electricity from a project in Europe to offset the consumption of a building in the U.S.

Digital Realty currently achieves 75% renewable energy coverage globally, has matched 185 of its data centres with 100% renewable energy, and implements energy efficiency measures that save 42,400 MWh annually.

This agreement with Soltage highlights a practical approach for data centre REITs seeking to reduce their carbon footprint. By sourcing renewable energy from community solar projects located near operational sites, companies can improve alignment between energy consumption and generation. This supports evolving carbon accounting standards that emphasize time and location matching and may enhance the credibility of reported emissions reductions. As the sector continues to pursue net zero targets, such agreements offer a replicable model for integrating environmental goals with operational needs.

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Issue Date

30 September 2025