# Nedgroup Investments Global Property Fund

**Class:** A **Currency:** USD **Date:** As at 31 October 2026 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 397 million |
| **Base currency:** | USD |
| **Minimum investment:** | USD 4000 |
| **Dealing:** | Daily |
| **Notice periods:** | Subscriptions: T-0 14:00<br>Redemptions: T-0 14:00 |
| **Settlement periods:** | Subscriptions: T+3<br>Redemptions: T+3 |
| **ISIN / SEDOL / BLOOMBERG:** | IE00BD9Y5193 / BD9Y519 / NIGPAUS:ID |
| **SFDR classification:** | Article 8 |
| **Recommended appropriate term:** | Minimum 5 years |

## Synthetic risk 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 PRIIPS KID.

| Risk measures | Fund | Equity Index |
|---|---|---|
| Volatility (5 years) | 17.5% | 14.9% |
| Maximum drawdown | -35.8% | -34.0% |

Source: Morningstar

### Fee information

| | |
|---|---|
| Annual management charge (AMC) | 1.25% |
| On-going charge (OCF) | 1.33% |

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.

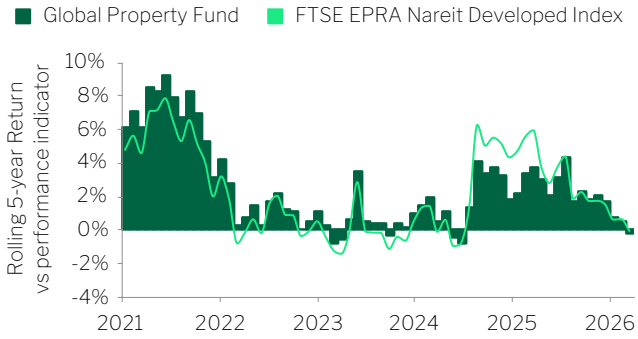
### Fund related risks

- 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 31 October 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 | 6.9 % | 8.2 % | 11.8 % | -0.1 % | 1.6 % | 4.1 % | 3.3 % |
| FTSE EPRA Nareit Developed Index | 5.4 % | 6.3 % | 12.2 % | -0.1 % | 1.2 % | 3.4 % | 2.6 % |
| EAA Fund Property - Indirect Global | 4.4 % | 5.0 % | 11.1 % | -1.2 % | 0.8 % | 2.9 % | 2.2 % |

Source: Morningstar, data to 31 October 2026

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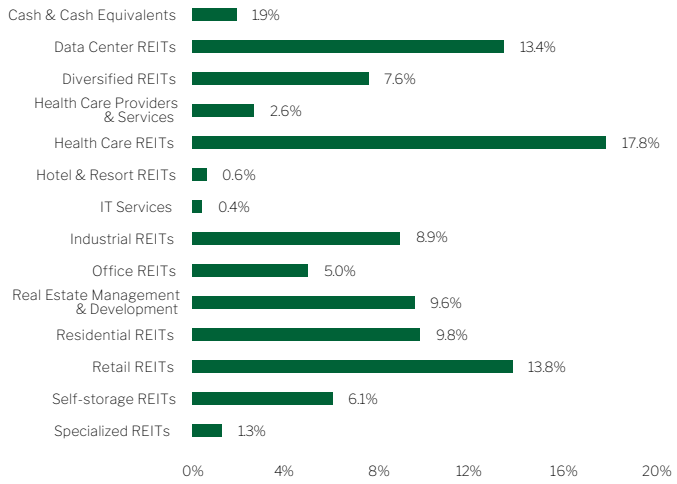
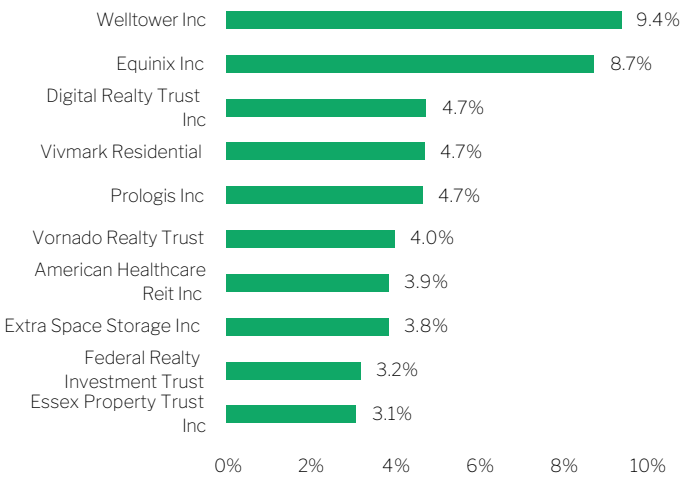
## Industry allocation




Source: Morningstar, data to 31 October 2026

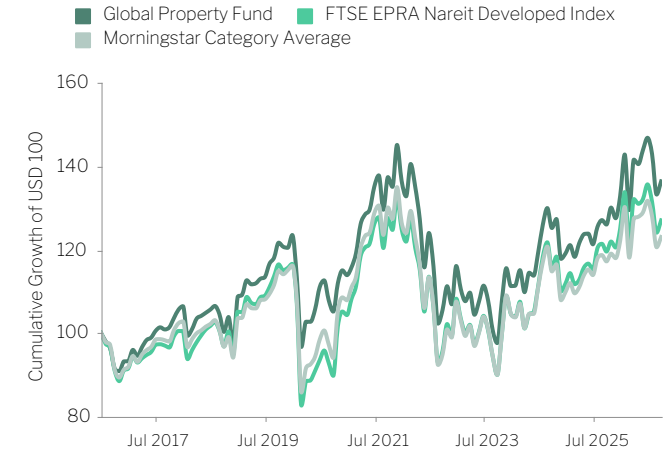
## Top 10 holdings




Source: Morningstar, data to 31 October 2026

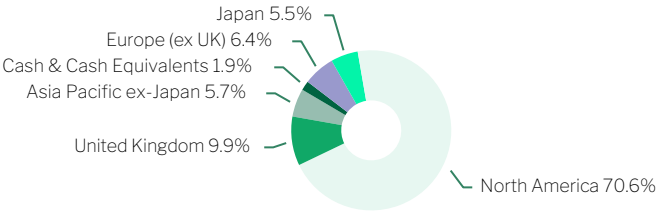
## Cumulative performance

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




Source: Morningstar, data to 31 October 2026

## Geographical breakdown




Source: Morningstar, data to 31 October 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) 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.

2) 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.

3) 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.

4) 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

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|---|---|
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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 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.

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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.