

Nedgroup Investments Global Property Fund

Class C

December 2021



NEDGROUP INVESTMENTS FUNDS PLC

RISK RATING



GENERAL INFORMATION

Morningstar category

EAA Fund Global Large Cap Blend Equity

Performance Indicator

FTSE EPRA/NAREIT Developed Index

Sub investment manager

Resolution Capital Limited is authorised and regulated by the Australian Securities and Investment Commission (ASIC)

Inception date

12 August 2016

Appropriate term

Minimum 5 - 7 years

Market value

\$339 million

Minimum Investment

C: \$ 4,000

Fees and charges (excluding VAT)

Initial fees	0% - 3%
Annual management fee ¹	1.00%
Total expense ratio	1.11%
Transaction costs	0.13%
Total investment charges ²	1.24%

Dealing / pricing: Daily

Notice periods:

Subscriptions: 4pm T-1

Redemptions: 4pm T-1

Settlement periods:

Subscriptions: T+2

Redemptions: T+3

ISIN C: IE00BD9Y5201

SEDOL C: BD9Y520

Please Note:

Differences may exist due to rounding

Contact Client Service Centre

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Portfolio profile

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.

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.

The Sub-Fund is actively managed and is not managed in reference to any benchmark.

Performance

Period	Portfolio	Performance Indicator	Morningstar category
1 year pa	26.5%	26.1%	24.4%
3 Years pa	14.4%	11.8%	12.5%
5 Years pa	9.5%	7.8%	8.0%
Since Inception	7.6%	5.6%	5.8%
Lowest 1 year return	-13.9%		
Highest 1 year return	31.0%		

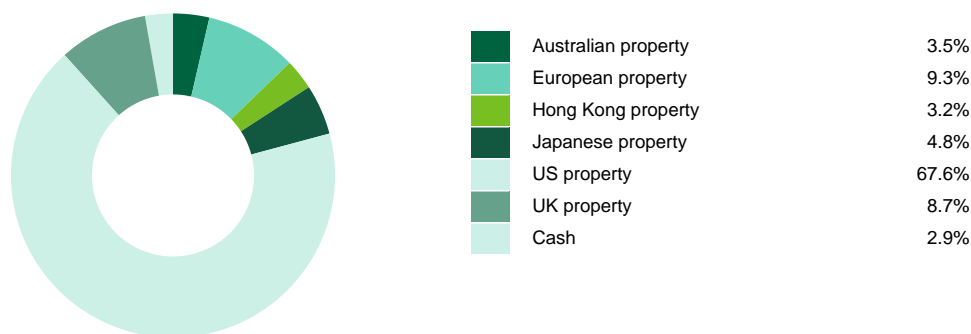
The annualised total return is the average return earned by an investment each year over a given time period. Performance is calculated for the portfolio and individual investment performance may differ as a result of initial fees, the actual investment, the actual investment date, the date of reinvestment and dividend withholding tax.

Data source: I-Net & © Morningstar, Inc. All rights reserved.

Risk

Period	Portfolio	MSCI World
Volatility [5 years]	13.7%	15.0%

Portfolio structure



Top 10 holdings

Share	Percentage
Prologis Inc	9.1
Invitation Homes Inc	5.9
Kimco Realty Corp	4.8
Welltower Inc	4.7
Essex Property Trust Inc	4.5
Equinix Inc	4.2
Rexford Industrial Realty	3.5
Equity Residential	3.2
Cubesmart	2.9
Mitsubishi Estate Co Ltd	2.9
Total	45.7

¹ Total Expense Ratio (TER)

The annualised TER shown above is for the 12 month period to 31 December 2021 and includes charges, levies and fees related to the management of the portfolio. A higher TER ratio does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TERs.

Nedgroup Investments Funds Plc (the Fund) – disclaimer

This is a marketing communication. Please refer to the Prospectus of the UCITS Fund and the KIID before making any final investment decisions.

Nedgroup Investments (IOM) Limited (reg no 57917C), the Investment Manager and Distributor of the Fund, is licensed by the Isle of Man Financial Services Authority.

Nedgroup Investments Funds PLC (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 (S.I. No. 352 of 2011) as amended from time-to-time.

This document 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.

United Kingdom: The Fund and certain of its Sub-Funds are recognised in accordance with Section 264 of the Financial Services and Markets Act 2000. UK investors should read the Appendix for UK Investors in conjunction with the Fund's Prospectus which are available from the Investment Manager www.nedgroupinvestments.com

Nedgroup Investment Advisors (UK) Limited (reg no 2627187) is authorised and regulated by the Financial Conduct Authority.

Isle of Man: The Fund has been recognised under paragraph 1 of Schedule 4 to the Collective Investment Schemes Act 2008 of the Isle of Man. Isle of Man investors are not protected by statutory compensation arrangements in respect of the Fund.

The Prospectus of the Fund, the Supplements of its Sub-Funds and the KIIDs are available from the Investment Manager and Distributor or from its website www.nedgroupinvestments.com

This document is of a general nature and intended for information purposes only. Whilst we have taken all reasonable steps to ensure that the information in this document is accurate and current on an ongoing basis, Nedgroup Investments shall accept no responsibility or liability for any inaccuracies, errors or omissions relating to the information and topics covered in this document. Changes in exchange rates may have an adverse effect on the value, price or income of the product.

The Depositary

Citibank Depositary Services Ireland DAC
1 North Wall Quay, Dublin 1, Ireland.

Performance

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 and not getting back the value of the original investment.

Pricing

The Sub-Funds of Nedgroup Investments Funds are valued using the prices of underlying funds prevailing at 11pm Irish time the business day before the dealing date. Prices are published on the Nedgroup Investments website.

Fees

Fees are outlined in the relevant Sub-Fund Supplement available from the Nedgroup Investments website.

Nedgroup Investments International contact details

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18 January 2022