

# NEDGROUP INVESTMENTS GLOBAL PROPERTY FUND CLASS C USD

June 2021 Factsheet



## INTERNATIONAL RANGE

### SYNTHETIC RISK REWARD INDICATOR



Typically lower rewards  
Equity and property investments are volatile by nature and subject to potential capital loss.  
Typically higher rewards

### GENERAL INFORMATION

**INVESTMENT MANAGER:**  
Nedgroup Investments (IOM) Limited

**SUB-INVESTMENT MANAGER:**  
Resolution Capital

**PORTFOLIO MANAGERS:**  
Team managed

**MORNINGSTAR PEER GROUP:**  
EAA OE Property Indirect Global

**PERFORMANCE INDICATOR:**  
FTSE EPRA/NAREIT Developed Index NET TRI

**MARKET VALUE:**  
USD 291.9 million

### SHARE PRICE OF CLASS C:

USD 1.3296  
As at 30 June 2021

**INCEPTION DATE:**  
13 July 2016

**INCEPTION DATE OF CLASS C:**  
11 August 2016

### ANNUAL MANAGEMENT FEE:

C: 1.00%

**ON-GOING CHARGES <sup>2</sup>:**  
C: 1.12%  
As at 30 June 2021

ISIN C: IE00BD9Y5201  
SEDOL C: BD9Y520  
BLOOMBERG C: NIGPCUS ID

**DEALING:**  
Daily, cut-off 4pm T-1 Dublin

**SETTLEMENT:**  
Subscriptions: T+2  
Redemptions: T+3

### CONTACT US

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### MINIMUM DISCLOSURE DOCUMENT

Please note: Differences may exist due to rounding

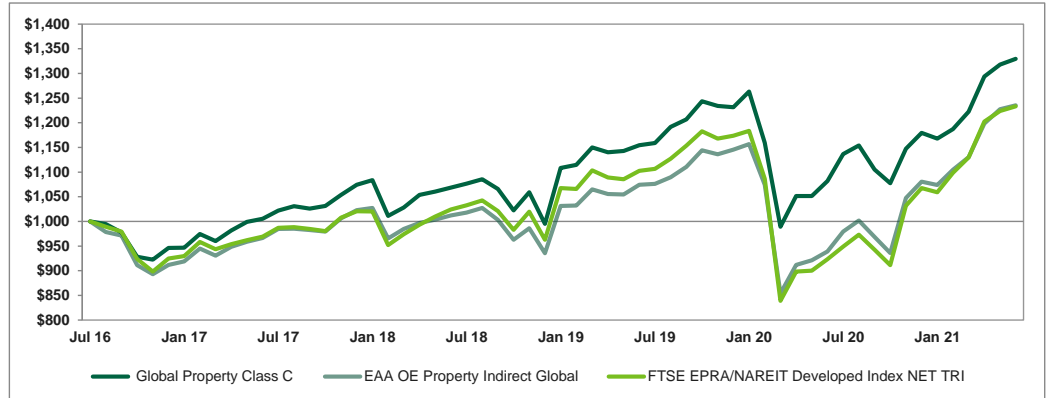
## FUND OBJECTIVE

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

## 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.

## FUND PERFORMANCE <sup>1</sup>



Source: Nedgroup Investments  
Peer Group: Morningstar EAA OE Property Indirect Global

## DISCRETE YEAR PERFORMANCE % CHANGE NET OF FEES <sup>1</sup>

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
2021 YTD	12.7%	14.3%	15.5%
2020	-4.2%	-5.7%	-9.0%
2019	23.8%	22.4%	21.9%
2018	-7.4%	-8.5%	-5.6%
2017	13.5%	12.2%	10.4%
2016*	-5.4%	-8.8%	-7.5%

\* 2016 Performance shown is since inception on 11 August 2016

## CUMULATIVE AND ANNUALISED PERFORMANCE % CHANGE NET OF FEES <sup>1</sup>

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
1 Month	0.9%	0.6%	0.8%
3 Months	8.8%	9.3%	9.2%
6 Months	12.7%	14.3%	15.5%
1 Year	22.9%	31.5%	33.6%
3 Years (Annualised)	7.6%	6.9%	6.4%
Year-to-Date	12.7%	14.3%	15.5%
Since inception (Annualised)	6.0%	4.4%	4.4%

## PORTFOLIO STATISTICS

	FUND CLASS C	PEER GROUP	PERFORMANCE INDICATOR
Standard deviation	13.1%	14.9%	16.2%
Sharpe ratio	0.4	0.2	0.2
Lowest 1 year return	-14.0%	-	-
Highest 1 year return	25.4%	-	-

Source: Nedgroup Investments  
Peer Group: Morningstar EAA OE Property - Indirect Global

1) Performance net of fees. 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. Data source Nedgroup Investments (IOM) Limited.

2) The on-going fee is a measure of the actual expenses incurred in the management of the Classes of the Sub-Fund. The on-going fee 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 fee cannot be used as an indication of future on-going fees. A higher on-going fee does not necessarily imply a poor return, nor does a low on-going fee imply a good return.

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.

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## TOP 10 HOLDINGS \*

HOLDING	
Prologis Inc	7.5%
Invitation Homes Inc	5.9%
Welltower Inc	5.6%
Sun Hung Kai Properties	3.8%
Kilroy Realty Corp	3.8%
Equinix Inc	3.5%
Kimco Realty Corp	3.5%
Mitsubishi Estate Co Ltd	3.3%
Klepierre	3.1%
Equity Residential	3.0%
<b>Total</b>	<b>42.9%</b>

\* Excluding cash

## REGIONAL ALLOCATION

REGION	
USA	62.0%
Europe	10.8%
United Kingdom	7.6%
Hong Kong	5.6%
Japan	4.9%
Australia	4.5%
Cash	4.6%
<b>Total</b>	<b>100.0%</b>

## REAL ESTATE SECTOR ALLOCATION

SECTOR	
Office	11.2%
Residential	22.2%
Retail	18.0%
Industrial	14.5%
Diversified	8.0%
Healthcare	9.0%
Data Centres and Towers	6.5%
Self Storage	9.6%
Other	1.1%
<b>Total</b>	<b>100.0%</b>

## PORTFOLIO METRICS

Number of Holdings	44
Implied Cap Rate	4.6%
Dividend Yield (Forward)	2.8%
FFO Multiple (Forward)	24.9x

Source: Resolution Capital

Cash & Cash Equivalents	4.6%
Debt/EBITDA (Forward)	6.7x
Occupancy	93.3%
Rental Income as % EBITDA	94.0%

## TEAM BIOGRAPHIES (As at 31 December 2020)

**Andrew Parsons**, Managing Director / Senior Portfolio Manager, is one of the founding members of Resolution Capital. Andrew has over 27 years experience in global financial and property markets. Prior to founding Resolution Capital Andrew worked for the Australian Stock Exchange, CS First Boston and Lend Lease, and is a past Chairman of the Property Council of Australia's Capital Markets Committee. Andrew is also a Fellow of the Australian Property Institute, and a Fellow of the Royal Institute of Chartered Surveyors.

**Marco Colantonio**, Portfolio Manager, is one of the founding members of Resolution Capital and has over 24 years experience in global financial and property markets. Marco has previously worked as a Senior Valuer at Jones Lang LaSalle, Equities Research Analyst at BBY, and a Capital Transactions Analyst at Lend Lease. Marco is currently a serving member of the European Public Real Estate Association's Asian Index Committee.

**Robert Promisel**, Portfolio Manager, joined Resolution Capital in 2011 as a Global Portfolio Manager. Robert has over 24 years experience in listed real estate securities, bringing a wealth of experience to the team. Robert has previously worked as the Director of Real Estate Securities at Invista Real Estate in London, Principal and Portfolio Manager with Adelante Capital, and Vice President at European Investors Inc, both in the United States. He has also worked at AEW Capital Management in Boston and RREEF in San Francisco.

**Julian Cambell Wood** joined Resolution Capital in 2013 as Senior Analyst and was promoted to Core Plus Co-Portfolio Manager in July 2014, and again to Global Portfolio Manager in October 2018. Julian has over 14 years experience in the real estate sector. Julian has previously worked as a Sell Side Analyst for Barclays Capital and Macquarie Bank, both in London. Julian is currently a member of the CFA UK society

### Investment Manager and Distributor

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

### The Depositary

Citi Depository 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.

### Pricing

The Sub-Funds of Nedgroup Investments Funds are valued using the prices of underlying assets prevailing at 11pm Irish time the business day before the price 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 Funds Plc (the Fund) – disclaimer

The Fund is authorised and regulated in Ireland by the Central Bank of Ireland. The Fund is authorised in Ireland 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.

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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 or facilities agent [www.nedgroupinvestments.com](http://www.nedgroupinvestments.com).

This is an advertising document. The state of the origin of the fund is Ireland. In Switzerland, the Representative is ACOLIN Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich, whilst the Paying agent is Banque Heritage SA, Route de Chêne 61, CH-1211 Geneva 6. According to article 74 FinSA, disputes regarding legal claims between clients and financial service providers should be settled by a Swiss ombudsman in mediation proceedings if possible. To this end, Nedgroup Investments (IOM) Limited is affiliated to the Swiss ombudsman: Verein Ombudsstelle Finanzdienstleister (OFD), Bleicherweg 10, CH-9002 Zurich. The prospectus, the key information documents or the key investor information documents, the articles of association as well as the annual and semi-annual reports may be obtained free of charge from the representative. Past performance is no indication of current or future performance. The performance data do not take account of the commissions and costs incurred on the issue and redemption of units.

The Fund has been recognised under paragraph 1 of Schedule 4 to the Collective Investment Scheme 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 Investments Manager and Distributor or from its website [www.nedgroupinvestments.com](http://www.nedgroupinvestments.com)

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Changes in exchange rates may have an adverse effect on the value price or income of the product.

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### European distribution