Nedgroup Investments Global Property Fund

Class C

October 2020

RISK RATING

Lower risk

Typically lower rewards

Typically higher rewards

Higher risk

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
$180 million

Minimum Investment
C: $4,000

Fees and charges (excluding VAT)
Initial fees 0% - 3%
Annual management fee 1.00%
Total expense ratio 1.13%
Transaction costs 0.17%
Total investment charges 2.13%

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

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Toll free (from SA only) 0800 999 160
Website: www.nedgroupinvestments.com
Email helpdesk@nedgroupinvestments.com

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

<table>
<thead>
<tr>
<th>Period</th>
<th>Portfolio</th>
<th>Performance Indicator</th>
<th>Morningstar category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 year pa</td>
<td>-13.3%</td>
<td>-22.9%</td>
<td>-18.3%</td>
</tr>
<tr>
<td>3 Years pa</td>
<td>1.5%</td>
<td>-2.4%</td>
<td>-1.5%</td>
</tr>
<tr>
<td>Since Inception</td>
<td>1.7%</td>
<td>-2.3%</td>
<td>-1.3%</td>
</tr>
<tr>
<td>Lowest 1 year return</td>
<td>-13.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highest 1 year return</td>
<td>23.8%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Top 10 holdings

<table>
<thead>
<tr>
<th>Share</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prologis Inc</td>
<td>9.2</td>
</tr>
<tr>
<td>Vonovia SE</td>
<td>5.5</td>
</tr>
<tr>
<td>Invitation Homes Inc</td>
<td>4.8</td>
</tr>
<tr>
<td>Sun Hung Kai Properties</td>
<td>4.7</td>
</tr>
<tr>
<td>Equinix Inc</td>
<td>3.9</td>
</tr>
<tr>
<td>American Tower Corp</td>
<td>3.6</td>
</tr>
<tr>
<td>Healthpeak Properties Inc</td>
<td>3.2</td>
</tr>
<tr>
<td>Cubesmart</td>
<td>3.1</td>
</tr>
<tr>
<td>Realty Income Corp</td>
<td>3.0</td>
</tr>
<tr>
<td>Assura Plc</td>
<td>2.9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>43.9</strong></td>
</tr>
</tbody>
</table>

1 Total Expense Ratio (TER)

1 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.

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1 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.

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Minimum Disclosure Document

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Nedgroup Investments Funds Plc (the Fund) – disclaimer

Nedgroup Investments (IOM) Limited regulated 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.

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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 or facilities agent. 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

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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.

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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