First Sentier Global Property Securities Fund (Irish VCC)

Quarterly Investment Report

30 June 2021

Contents

Risk Factors

This document is a financial promotion for the First Sentier Global Property Securities Fund in the EEA and elsewhere where lawful. Investing involves certain risks including:

- **The value of investments and any income from them may go down as well as up and are not guaranteed. Investors may get back substantially less than the original amount invested.**
- **Property securities risk:** the Fund invests in the shares of companies that are involved in property (such as real estate investment trusts) rather than in property itself. The value of these investments may fluctuate more than the underlying property assets.
- **Single sector risk:** investing in a single economic sector may be riskier than investing in a number of different sectors. Investing in a larger number of sectors helps to spread risk.
- **Currency risk:** The Fund invests in assets which are denominated in other currencies; changes in exchange rates will affect the value of the Fund and could create losses. Currency control decisions made by governments could affect the value of the Fund's investments and could cause the Fund to defer or suspend redemptions of its shares.
- **Emerging market risk:** Emerging markets tend to be more sensitive to economic and political conditions than developed markets. Other factors include greater liquidity risk, restrictions on investment or transfer of assets, failed/delayed settlement and difficulties valuing securities.

Reference to specific securities (if any) is included for the purpose of illustration only and should not be construed as a recommendation to buy or sell. Reference to the names of any company is merely to explain the investment strategy and should not be construed as investment advice or a recommendation to invest in any of those companies.

For a full description of the terms of investment and the risks please see the Prospectus and Key Investor Information Document.

If you are in any doubt as to the suitability of our funds for your investment needs, please seek investment advice.

If you are unsure of the terminology used in this report, please seek independent financial advice.

Portfolio Overview

30 June 2021

Investment objective and policy

The Fund aims to achieve income and growth on your investment.

The Fund invests at least 70% of its assets in shares of companies that are involved in property around the world.

The Fund may invest up to 100% in Emerging Markets and in companies of any size.

The Fund may use derivatives with the aim of risk reduction or efficient management.

Fund Information

Fund Launch Date	11 April 2005
Fund Size (US$m)	13.1
Benchmark	FTSE EPRA Nareit Developed Index*
Number Of Holdings	41
Fund Manager(s)	Stephen Hayes

* The benchmark of the Fund changed from FTSE EPRA/NAREIT Developed Gross to FTSE EPRA/NAREIT Developed Net with effect from 1 July 2016. This change has been reflected in the calculation of the benchmark performance.

Available Share Classes

ISIN	Sedol	Share Class
IE00B1G9TP53	B1G9TP5	First Sentier Global Property Securities Fund USD Class I (Accumulation)
IE00BK8FXN07	BK8FXN0	First Sentier Global Property Securities Fund USD Class VI (Accumulation)
IE00BK8FXP21	BK8FXP2	First Sentier Global Property Securities Fund USD Class VI (Distributing)

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Performance

30 June 2021

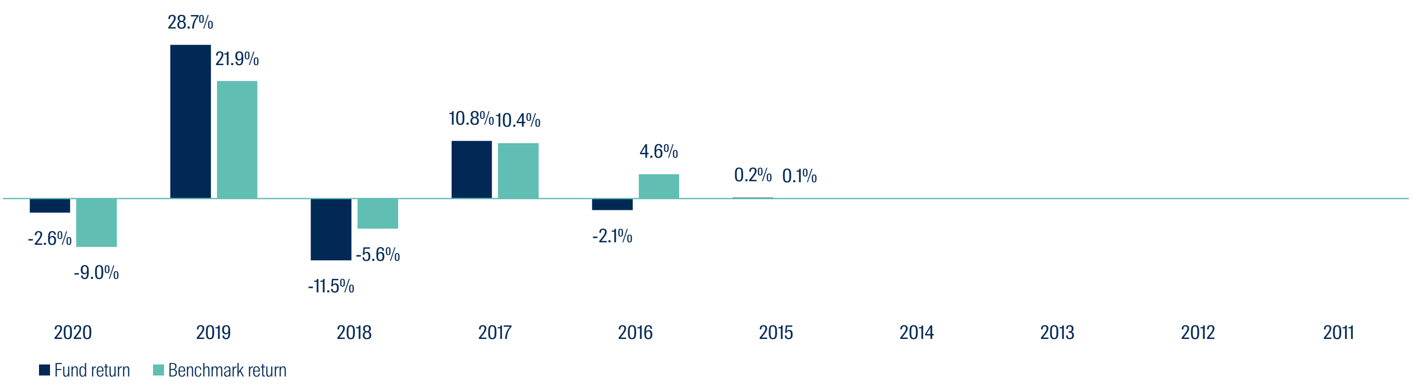
Annual Performance (% in USD) to 30 June 2021

	12 mths to 30/06/21	12 mths to 30/06/20	12 mths to 30/06/19	12 mths to 30/06/18	12 mths to 30/06/17
First Sentier Global Property Securities Fund	31.0	-4.2	3.6	5.0	0.3
FTSE EPRA Nareit Developed Index	33.6	-16.3	7.7	5.6	0.2

Cumulative Performance (% in USD) to 30 June 2021

	Since Inception	10 yrs	5 yrs	3 yrs	1 yr	YTD	6 mths	3 mths
First Sentier Global Property Securities Fund	64.1	-	37.0	30.1	31.0	16.8	16.8	9.9
FTSE EPRA Nareit Developed Index	60.1	-	27.5	20.4	33.6	15.5	15.5	9.2

Calendar Year Performance (% in USD) to 30 June 2021



These figures refer to the past. Past performance is not a reliable indicator of future results. For investors based in countries with currencies other than USD, the return may increase or decrease as a result of currency fluctuations. Since inception performance figures have been calculated from 17 January 2014. All performance data for the First Sentier Global Property Securities Fund Class I (Accumulation) USD as at 30 June 2021. Source for fund - Lipper IM / First Sentier Investors (UK) Funds Limited. Performance data is calculated on a net basis by deducting fees incurred at fund level (e.g. the management fee and other fund expenses), save that it does not take account of initial charges or switching fees (if any). Income reinvested is included on a net of tax basis. Source for benchmark - FTSE, income reinvested net of tax.

The Fund is authorised under SFC Code on Unit Trusts and Mutual Funds but not authorised under SFC Code on REITs. The Fund does not invest in real estate property directly. SFC authorisation is not a recommendation or endorsement of a scheme nor does it guarantee the commercial merits of a scheme or its performance. It does not mean the scheme is suitable for all investors nor is it an endorsement of its suitability for any particular investor or class of investors.

On 22 September 2020, First State Global Property Securities Fund was rebranded as First Sentier Global Property Securities Fund.

Commentary

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Market Review

Property securities markets performed strongly in the June quarter. The FTSE EPRA/NAREIT Developed Index gained +9.17% in US dollar terms.

The best performing listed real estate markets during the quarter were Sweden (20.1%), the US (11.3%), Canada (11.2%), France (10.6%) and Australia (10.5%), all of which have benefited from more subdued restrictions. On the other hand, laggards included Singapore (-0.2%), Spain (3.3%) and Switzerland (4.2%).

Global real estate markets continue to be affected by the status of Covid-19. Major economies such as the UK and US have started to reopen off the back of a more successful vaccine rollout, as the countries start the journey to normalisation. Elsewhere we are still seeing the lingering effects of Covid-19 with Japan experiencing restrictions in the quarter and parts of Australia re-entering lockdowns towards the end of the quarter. At this stage, markets continue to look through any short term restrictions to reflect vaccine rollouts and Government stimulus driven economic recovery in 2021 and 2022.

Market concerns arising from inflationary expectations continued, as analysts debate whether the sharp increases seen in Q1 2021 and early Q2 2021 will be transitory or remain persistent, which contributed to more market volatility during the quarter. Whilst concerns were apparent, there was actually a reduction in US 10 year Treasury bond yields over the quarter.

However more recently longer term disruptive forces are beginning to influence performance. The growing e-commerce sector and the movement for people to be able to work from home should continue to benefit real estate assets that can accommodate these trends.

Performance Review

The Fund returned 9.91% in the quarter , 74 basis points below its benchmark index.

Our Americas investments were strong in Q2 due in part to moves to reopening the US economy after lockdowns. The US and Canadian Residential REIT sector performed well, with the Residential investments contributing to the Fund's performance. Housing continues to be robust with single-family homebuilding and sales of previously owned homes at 15 year highs. US home prices increased 14.6% over last year in April, the biggest gain since 1988, up from 13.2% in March as low inventory levels are lifting prices. The US Seniors Housing REIT sector also fared well off the back of heightened acquisition activity, reflective of increased confidence in the sector.

Year to date the best performing US REIT sub-sectors are Regional Malls (57.8%), Shopping Centres (43%), Storage (36%), Apartments (+33.6%), and Single Family Rental (+29.7%), while the worst are Data Centres (11.1%), Healthcare (14.2%) and Office (15.5%).

Within Continental Europe, Spain and France underperformed after a strong start to the quarter, as a result of new concerns surrounding the emergence of the Covid-19 Delta variant, which triggered a pullback in the reopening of trade. Amongst sectors, logistics outperformed followed by German Residential. Elsewhere, the UK started to lag following their reopening, as Covid-19 cases started rising significantly and forced the government into postponing the full reopening. Political tensions in Sweden, slowed the country's strong start to the quarter, as we saw a pullback in performance towards the end of the quarter.

Throughout Asia, surging coronavirus cases hindered performance, reflected in their slow start to the quarter. However, strong operational performance from Japanese logistics REIT's did contribute to relative performance, a continuation of the greater medium to long term outlook for the sector. Japanese Real Estate Operating Companies pulled back slightly at the end of the quarter, with these investments slightly underperforming over the period. We continue to believe that our select holdings in Japanese Real Estate Operating Companies are both attractively priced and well positioned to benefit from the economic recovery to occur in Japan in the second half of this year.

Our exposures to Australian REITs performed well during the quarter. Industrial REIT's continued to outperform, following material transaction activity in the sector. Strong demand for domestic leisure and holiday parks saw a continuation of strong performance for the Manufactured Housing sector. Overall, the Fund's A-REIT investments were strong contributors to the Fund's performance in Q4.

Commentary

30 June 2021

Outlook

The strategy invests in a range of very high quality assets in high barrier to entry urban locations in the world's most bustling cities.

We expect real estate securities markets to be supported by a global economic recovery in 2021, underpinned by extraordinarily low interest rates and accommodative central banks, globally coordinated fiscal stimulus and the normalisation of economic activity as the world is progressively inoculated against Covid-19.

The portfolio remains well positioned in the residential-for-rent sector, which includes apartments, detached housing and manufactured homes. The sector has been largely insulated from the effects of the pandemic as tenants have demonstrated a continued ability to meet their rental obligations with the support of government assistance. The risk-adjusted returns currently offered by the sector are very compelling as residential assets typically deliver very stable cash flows through the cycle. Housing affordability is a major issue for younger generations and we believe the aspiration to own a home will continue to wane as priorities shift towards lifestyle and experiences, which should underpin continued tenant demand for institutionally owned residential-for-rent assets.

We also have material exposure to logistical warehousing, which should continue to benefit from the accelerating e-commerce related demand. We believe this will underpin a continuation of robust fundamentals for logistical distribution centres, which play a critical role in the fulfilment of goods purchased online. Moreover, heightened investment from a range of industries into optimising supply chains should also support sector fundamentals. After widespread stock-outs in early 2020 saw customer demand for a range of goods being unmet, businesses in a range of industries are likely to invest capital into shoring up their supply chains, which should further support strong tenant demand in the near-term.

The strategy is also invested into assets across the healthcare sector. The pandemic has placed renewed attention on healthcare systems around the world as governments have worked to contain the spread of the virus and successfully treat the infected, while investing heavily into the development of vaccines, therapeutics and diagnostics in public-private partnerships. Over the coming years, we believe there is an enormous opportunity for investment into purpose built modern healthcare assets, including acute care hospitals, outpatient facilities, medical office buildings and bio-tech laboratories. Ongoing demographic change such as ageing populations should also fuel tenant demand for assets across the healthcare system, particularly aged care and seniors housing facilities.

We are bearish on the retail sector overall, which is challenged by the long term structural shift towards online retailing. We expect the fundamentals of regional shopping malls to deteriorate materially as retailers increasingly shift their stores online and demand for physical shopfronts declines. That said, the outlook is more optimistic for smaller convenience and sub-regional shopping centres, which are far less exposed to the risks associated with the greater adoption of e-commerce as they typically have tenant mixes tailored towards non-discretionary uses, like supermarkets and pharmacies, and services that cannot be replicated online, such as hairdressing and beauty services.

Similarly, we maintain a cautious outlook for CBD office buildings given the expected secular shifts towards more flexible working arrangements in the future, which is likely to result in lower natural levels of tenant demand overall. However, we expect to witness a bifurcation between heavily disrupted CBD based high rise office towers, to the benefit of modern, "A grade", suburban and city fringe office buildings.

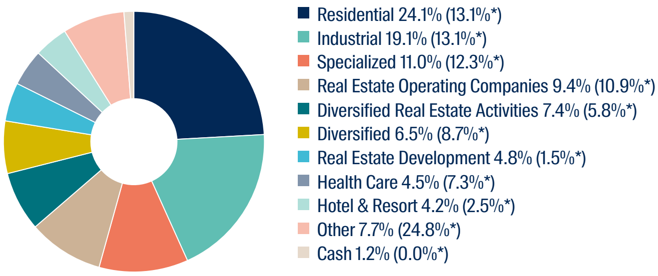
Portfolio Allocation and Stock Holdings

30 June 2021

Ten Largest Holdings as at 30 June 2021

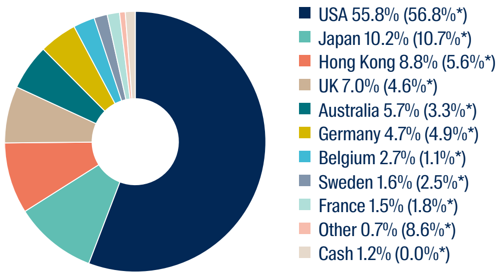
Stock Name	Country	Sector	Portfolio Weight (%)	Index Weight (%)
American Homes 4 Rent Class A	USA	Residential	7.1	0.6
Prologis, Inc.	USA	Industrial	6.2	4.7
Cheung Kong Property Holdings Limited	Hong Kong	Real Estate Development	4.8	0.9
UDR, Inc.	USA	Residential	4.5	0.8
Essex Property Trust, Inc.	USA	Residential	4.4	1.0
Sun Communities, Inc.	USA	Residential	4.1	1.0
Public Storage REIT	USA	Specialized	3.9	2.4
SEGRO plc	UK	Industrial	3.5	1.0
Mitsui Fudosan Co Ltd	Japan	Diversified Real Estate Activities	3.5	1.1
LaSalle LOGIPORT REIT	Japan	Industrial	3.1	0.2

Sector Breakdown



*Index Weight

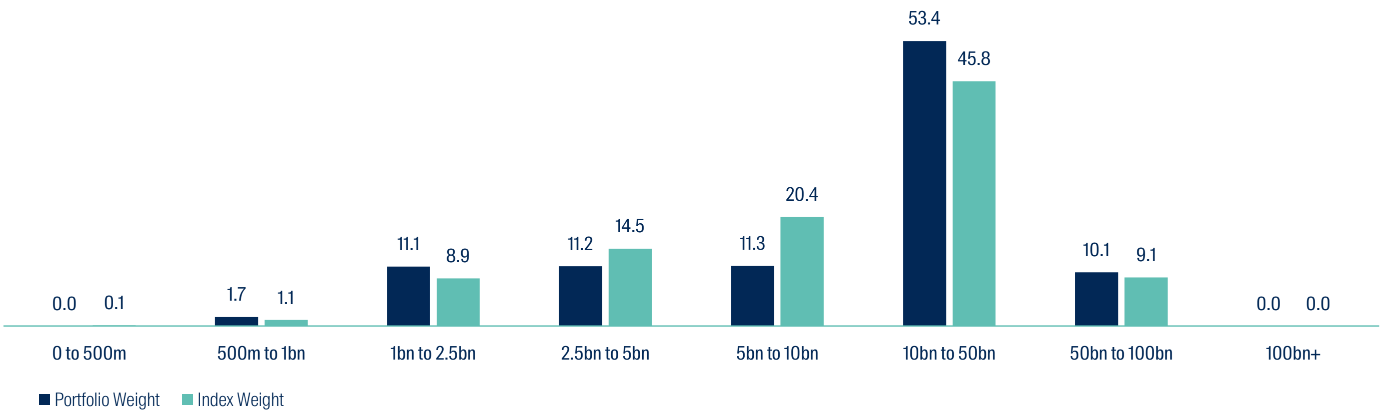
Country Breakdown



*Index Weight

Sector and Country classifications provided by Factset and First Sentier Investors. The Fund may hold multiple equity securities in the same company, which have been combined to provide the Fund's total position in that company. Index weights, if any, typically include only the main domestic-listed security. The above Fund weightings may or may not include reference to multiple securities.

Market Capitalisation Breakdown (USD)



Data source: For illustration purposes only. Portfolio weights may not add up to 100% as cash holdings are excluded and full coverage of stocks is not always available. This information is calculated by First Sentier Investors.

Stock Contribution

30 June 2021

Top 5 contributors to absolute performance

3 months to 30 June 2021

Stock Name	Country	Sector	Value added (bps*)
Prologis, Inc.	USA	Industrial REITs	79
Public Storage REIT	USA	Specialized REITs	76
Welltower, Inc.	USA	Health Care REITs	75
American Homes 4 Rent Class A	USA	Residential REITs	75
Cheung Kong Property Holdings Limited	Hong Kong	Real Estate Development	72

12 months to 30 June 2021

Stock Name	Country	Sector	Value added (bps*)
Welltower, Inc.	USA	Health Care REITs	301
Prologis, Inc.	USA	Industrial REITs	191
Weingarten Realty Investors	USA	Retail REITs	185
Essex Property Trust, Inc.	USA	Residential REITs	174
American Homes 4 Rent Class A	USA	Residential REITs	168

Bottom 5 contributors to absolute performance

3 months to 30 June 2021

Stock Name	Country	Sector	Value added (bps*)
Marriott International, Inc. Class A	USA	Hotels Resorts & Cruise Lines	-18
Mitsubishi Estate Co Ltd	Japan	Diversified Real Estate Activities	-17
British Land Company PLC	UK	Diversified REITs	-9
DiamondRock Hospitality Company	USA	Hotel & Resort REITs	-9
Shaftesbury PLC	UK	Retail REITs	-5

12 months to 30 June 2021

Stock Name	Country	Sector	Value added (bps*)
Realty Income Corporation	USA	Retail REITs	-22
GDS Holdings LTD	Hong Kong	Internet Services & Infrastructure	-21
Regency Centers Corporation	USA	Retail REITs	-11
DiamondRock Hospitality Company	USA	Hotel & Resort REITs	-10
British Land Company PLC	UK	Diversified REITs	-10

Stock Contributions show the impact of the individual stock's performance to the total fund performance. These stock contributions show the top 5 and bottom 5 contributors to the fund and are not representative of the performance of the fund as a whole.

These figures refer to the past. Past Performance is not a reliable indicator of future results. For investors based in countries with currencies other than USD, the return may increase or decrease as a result of currency fluctuation.

This stock information does not constitute any offer or inducement to enter into investment activity.

Contributions are calculated at the investee company level before the deduction of any fees incurred at fund level (e.g. the management fee and other fund expenses) but after the deduction of transactional costs.

Stocks held/listed in non-index countries have economic activity > 50% from developing economies.

* A basis point is a unit of measure used in finance to describe the percentage change in value or rate of a financial instrument. One basis point is equivalent to 0.01% (1/100th of a percent) or 0.0001 in decimal form.

Data source: This information is calculated by First Sentier Investors.

Risk Analysis

30 June 2021

Portfolio Risk Analysis - Ex-Post 3 Years Annualised to 30 June 2021

Risk Measure	Value	Risk Description
Beta	0.82	Beta is a measure of volatility relative to the market. A beta of 1 would indicate that the fund tended to move in line with the market; a beta greater than 1 would indicate that the fund has been more volatile than the market; whereas a beta less than 1 would indicate that the fund has been less volatile than the market.
Information Ratio	0.78	The fund's excess return divided by its tracking error. It is designed to assess a portfolio's performance relative to its level of benchmark risk. The higher the fund's information ratio, the more excess return it generates for each unit of tracking error.
Portfolio Standard Deviation	16.55%	A measure of how much the returns of the fund vary relative to the arithmetical average. The higher the fund's standard deviation, the more its returns tend to deviate from the mean.
Benchmark Standard Deviation	19.42%	A measure of how much the returns of the index vary relative to the arithmetical average. The higher the index's standard deviation, the more its returns tend to deviate from the mean.
Tracking Error	5.50%	The standard deviation of the difference between the fund's returns and those of the index. The higher the fund's tracking error, the more its performance relative to the benchmark may vary.

Portfolio Risk Analysis - Ex-Ante at 30 June 2021

Risk Measure	Value	Risk Description
Dividend Yield (Fund)	2.25%	The annual dividend yield paid per share divided by the share price. This factor measures the value of company shares according to the stream of dividend income resulting from share ownership.
Dividend Yield (Index)	3.06%	The annual dividend yield paid per share divided by the share price. This factor measures the value of company shares according to the stream of dividend income resulting from share ownership.
Price to Book (Fund)	1.74	The ratio of the company's book value (the sum of shareholders' equity plus accumulated retained earnings from the P & L account) to its share price. This factor has been one of the most successful measures of the intrinsic value of company shares.
Price to Book (Index)	1.55	The ratio of the company's book value (the sum of shareholders' equity plus accumulated retained earnings from the P & L account) to its share price. This factor has been one of the most successful measures of the intrinsic value of company shares.
Price to Earnings (Fund)	24.02	Annual earnings (adjusted for amortizations of intangibles, extraordinary charges and credits) per share divided by the share price. This factor measures the worth of a company's ability to support each share with after tax earnings.
Price to Earnings (Index)	25.53	Annual earnings (adjusted for amortizations of intangibles, extraordinary charges and credits) per share divided by the share price. This factor measures the worth of a company's ability to support each share with after tax earnings.

Data source: Ex-Post information is calculated by First Sentier Investors, Ex-Ante information is provided by FactSet.

Disclaimer

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References to "we" or "us" are references to First Sentier Investors.

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Representative and Paying Agent in Switzerland: The representative and paying agent in Switzerland is BNP Paribas Securities Services, Paris, succursale de Zurich, Selnaustrasse 16, 8002 Zurich, Switzerland. Place where the relevant documentation may be obtained: The prospectus, key investor information documents (KIIDs), the instrument of incorporation as well as the annual and semi-annual reports may be obtained free of charge from the representative in Switzerland.

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