

“Property markets are constantly evolving – and so are the investment opportunities”

Why Global Property Securities?

Global diversification

- Investments held across a breadth of sectors and countries, providing true diversification benefits to investors
- Diverse macro and regional-specific factors enhance diversification with low correlations between local real estate markets

Local expertise

- Global investment team with managers and analysts in Europe, US and Australia. Physical presence in local markets providing on-the-ground insight and access to company management

Proprietary research

- Large team of managers and analysts conduct robust in-house research on potential investments
- Proprietary forecasting and valuation models add significant value to analysis and portfolio construction

A responsible investor

- ESG and sustainability principles at the core of the investment process
- Signatory to the Principles for Responsible Investing (PRI) for over a decade. United Nation's Sustainable Development goals (SDGs) integrated into process

Risk factors

This is a financial promotion for The First Sentier Global Property Securities Fund. This information is for professional clients only in the UK and Switzerland 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 significantly less than the original amount invested.**
- **Charges to capital risk:** The fees and expenses may be charged against the capital property. Deducting expenses from capital reduces the potential for capital growth.
- **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.
- **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.
- **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.
- **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.

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

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

Why invest in global property?



Yield
Yield is core to the total return on property. Diversification across geographies and sectors can enhance and protect portfolio yield.



Stable cash flow
As long duration assets, property often provides a predictable and rising income stream.



Inflation protection
Property is an effective inflation hedge, performing well during periods of medium/high economic growth.



Liquidity
Listed property funds offer investors easy access and greater liquidity than direct property funds.



Diversification
Historically property has a low correlation with other asset classes providing diversification benefits.



Interest rate hedge
Property typically performs well in a rising interest rate environment due to higher economic growth and dividend growth.

Investment strategy

- Invested in listed property companies globally. Holdings typically located in major cities exhibiting strong growth characteristics
- 200+ stocks covered across traditional and specialist property sectors
- Targeting both capital growth and sustainable income yield
- Focus on balance sheet strength maintaining conservative gearing levels
- Seeks to deliver capital preservation and protection in down cycles

“ESG considerations are a cornerstone of our investment approach”

ESG and sustainability

- Portfolio target of net zero carbon emissions by 2039
- ESG embedded into both stock selection and overall portfolio construction
- Scope 3 carbon emissions considered on all owned assets
- ESG stock evaluation based on in-house research, Sustainalytics, MSCI Governance Ratings

First Sentier Investors Global Property Securities Fund Class B (Acc) GBP, as at 31 May 2022

Fund launch	12 September 2006
Structure	OEIC
Currency	GBP
Benchmark	FTSE EPRA Nareit Developed Index
Available share classes	Accumulation, Income
Fund size	£291.2m*
Investment strategy	Investment returns from high quality property companies generating both income and capital growth over the long term (>5 years). No direct property investments
Target investments	Investment trusts or companies owning, developing or managing property across different geographic markets
Fees	Initial: 0%*, Ongoing: 0.84% (accumulation share class)
Ticker	SEDOL: B1F76N7, ISIN: GB00B1F76N79

* An initial charge of up to 4% may be levied in certain circumstances

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