

For investment professionals only

Why invest in Global Property Securities?

Listed global property can offer investors the ability to capture both capital growth and sustainable income yield. A universe covering both traditional and specialist property sectors, investors can access regional and sector opportunities. This ability can help preserve capital and protect in down cycles.

Yield

Diversification across geographies and sectors can enhance and protect portfolio yield

Inflation protection

Property is an effective inflation hedge, tending to perform well across economic cycles

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

Strategy overview

The strategy is underpinned by a belief that regional specialists are best placed to manage a global property portfolio. On-the-ground research is core to understanding regional specific characteristics and opportunities. Consequently, the team are located across Europe, the US and Australia.

The team invest across a breadth of sectors including residential, retail, healthcare, commercial and hotels.

Key strategy facts

- Aim: capital growth and income over the long term (>5 years)
- Universe: investment trusts or companies owning, developing or managing property
- Strategy targets net zero emissions by 2041
- Average team experience: 22 years
- VCC and segregated mandates available

Why First Sentier Investors?

First Sentier Investors are a global asset manager committed to creating long-term value for clients. We manage assets on behalf of institutions and wholesale investors, government bodies and financial institutions. Our parent company is Mitsubishi UFJ Trust & Banking.

Globally located, we are close to the markets we invest in, and close to our clients. Our investment teams offer expertise across a wide array of asset classes. We are an industry pioneer embracing sustainable and responsible investing principles.

This is a financial promotion for The First Sentier Global Property Securities Strategy. This information is for professional clients only in the UK and 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 significantly less than the original amount invested.

- **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.
- **Single country/specific region risk:** investing in a single country or specific region may be riskier than investing in a number of different countries or regions. Investing in a larger number of countries or regions helps spread risk.
- **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.
- **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.

Investment approach

The First Sentier Investors Global Property Securities strategy has a universe of approximately 850 stocks spanning both traditional and specialist property sectors. The team focus on balance sheet strength and companies maintaining conservative gearing levels.

Investments are made in quality assets with an ESG bias. Our initial ESG screen plays a vital role in defining a high quality and lower risk universe in order to construct portfolios able to perform through-the cycle.

Process

Core principles



For more information



www.firstsentierinvestors.com

Important Information

This document has been prepared for informational purposes only and is only intended to provide a summary of the subject matter covered. It does not purport to be comprehensive or to give advice. The views expressed are the views of the writer at the time of issue and may change over time. This is not an offer document and does not constitute an offer, invitation or investment recommendation to distribute or purchase securities, shares, units or other interests or to enter into an investment agreement. No person should rely on the content and/or act on the basis of any material contained in this document.

This document is confidential and must not be copied, reproduced, circulated or transmitted, in whole or in part, and in any form or by any means without our prior written consent. The information contained within this document has been obtained from sources that we believe to be reliable and accurate at the time of issue but no representation or warranty, express or implied, is made as to the fairness, accuracy, or completeness of the information. We do not accept any liability whatsoever for any loss arising directly or indirectly from any use of this document.

References to "we" or "us" are references to First Sentier Investors a member of MUFG, a global financial group. First Sentier Investors includes a number of entities in different jurisdictions. MUFG and its subsidiaries do not guarantee the performance of any investment or entity referred to in this document or the repayment of capital. Any investments referred to are not deposits or other liabilities of MUFG or its subsidiaries, and are subject to investment risk including loss of income and capital invested.

If this document relates to an investment strategy which is available for investment via a UK UCITS but not an EU UCITS fund then that strategy will only be available to EU/EEA investors via a segregated mandate account. In the United Kingdom, issued by First Sentier Investors (UK) Funds Limited which is authorised and regulated in the UK by the Financial Conduct Authority (registration number 143359). Registered office Finsbury Circus House, 15 Finsbury Circus, London, EC2M 7EB number 2294743. In the EEA, issued by First Sentier Investors (Ireland) Limited which is authorised and regulated in Ireland by the Central Bank of Ireland (registered number C182306) in connection with the activity of receiving and transmitting orders. Registered office: 70 Sir John Rogerson's Quay, Dublin 2, Ireland number 629188. Outside the UK and the EEA, issued by First Sentier Investors International IM Limited which is authorised and regulated in the UK by the Financial Conduct Authority (registered number 122512). Registered office: 23 St. Andrew Square, Edinburgh, EH2 1BB number SCO79063.

Copyright © (2023) First Sentier Investors

All rights reserved