

First Sentier Global Property Securities Fund Class Z SGD



a subfund of First Sentier Investors Global Umbrella Fund plc (the Company) – Fund Factsheet

31 January 2026

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 located worldwide.

The Fund may invest up to 100% in emerging markets and in companies of any size. Emerging markets are countries that are progressing toward becoming advanced, usually shown by some development in financial markets, the existence of some form of stock exchange and a regulatory body.

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

Fund Information

Fund Launch Date	11 April 2005
Share Class Launch Date	23 January 2026
Fund Size (\$m)	12.9
Benchmark	FTSE EPRA Nareit Developed Index
Number of holdings	32
Fund Manager(s)	Stephen Hayes
Minimum Investment	\$S10m/\$S0 subsequent
Initial charge	0% ^c
Ongoing Charges [†]	0.25%
Share Type	Accumulation
Sedol	BVZK6W5
ISIN	IE000PUB1106

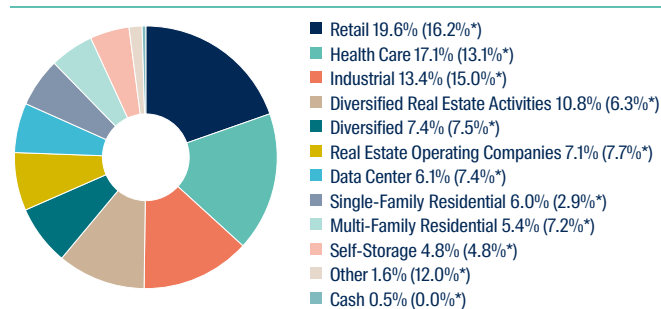
Cumulative Performance (% in SGD) to 31 January 2026

Under Financial Conduct Authority regulations, we are not allowed to show performance data for funds launched less than a year ago. If you are a financial advisor or an existing client in this fund please call our client service team for performance details.

Ten Largest Company Holdings

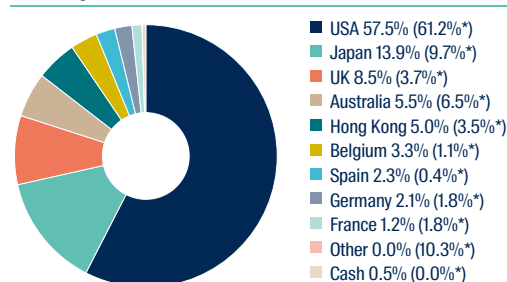
Stock name	%	Stock name	%
Welltower, Inc.	7.7	Prologis, Inc.	4.8
Mitsui Fudosan Co., Ltd.	7.4	Sun Communities, Inc.	4.8
Simon Property Group, Inc.	6.6	British Land Company PLC	4.2
Equinix, Inc.	5.3	Ventas, Inc.	4.1
Swire Properties Limited	5.0	Tokyu Fudosan Holdings Corp.	3.4

Sector Breakdown



*Index Weight

Country Breakdown



*Index Weight

Sector and country classifications provided by FactSet and First Sentier Group. 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.

For further information

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The value of investments and any income from them may go down as well as up and is not guaranteed. Investors may get back significantly less than the original amount invested.

The Fund may experience the following risks:

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.

For further information on risks, please refer to the Risk Factors section in the Company prospectus.

Investment should be made on the basis of the Prospectus and Key Information Document. If you are in any doubt as to the suitability of any of our funds for your investment needs, please seek independent financial advice.

Important Information

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† An initial charge of up to 5% may be levied in certain circumstances, including on regular savings plans and may be remitted as commission to an intermediary.

† The ongoing charge figure (OCF) is calculated on the same basis as for the Key Information Document and represents the charges you will pay over a year for as long as you hold your investment and may vary from year to year. The OCF is made up of the annual management charge and additional expenses, but excludes portfolio transaction costs. For further information about charges and costs please visit <https://www.firstsentierinvestors.com/uk/en/private/charges-overview.html>.

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