

# 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 (S\$M)	12.9
Benchmark	FTSE EPRA Nareit Developed Index
Number of holdings	32
Fund Manager(s)	Stephen Hayes
Minimum Investment	S\$10m/S\$0 subsequent
Initial charge	0% <sup>&lt;</sup>
Ongoing Charges †	0.25%
Share Type	Accumulation
Sedol	BVZK6W5
ISIN	IE000PUBI06

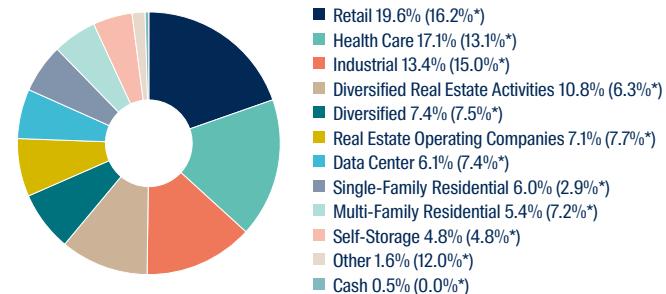
## Cumulative Performance (% in SGD) to 31 January 2026

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

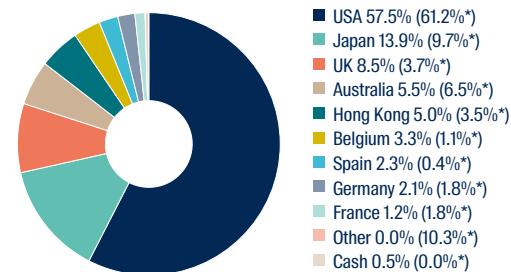
Stock name	% Stock name	%
Welltower, Inc.	7.7 Prologis, Inc.	4.8
Mitsui Fudosan Co., Ltd.	7.4 Sun Communities, Inc.	4.8
Simon Property Group, Inc.	6.6 British Land Company PLC	4.2
Equinix, Inc.	5.3 Ventas, Inc.	4.1
Swire Properties Limited	5.0 Tokyu Fudosan Holdings Corp.	3.4

## 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

Client Services Team (UK):	0800 028 7059
Client Services Team (Overseas):	+44 (0)113 360 4502
Dealing Enquiries:	+353 1 635 6798

Email:	infouk@firstsentier.com
Website:	www.firstsentierinvestors.com

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

This factsheet is a financial promotion in the UK and advertising within the meaning of the Swiss Federal Financial Services Act (FinSA) and can be used for retail clients in the UK and in Switzerland. Distribution is limited to Professional Clients in all other countries where lawful.

<sup>†</sup>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.

<sup>†</sup>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>.

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). Registered office: 70 Sir John Rogerson's Quay, Dublin 2, Ireland number 629188. In the UK, issued by First Sentier Investors (UK) Funds Limited which is authorised and regulated by the Financial Conduct Authority (registration number 143359). Registered office Finsbury Circus House, 15 Finsbury Circus, London, EC2M 7EB number 2294743. 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 SC079063. Certain funds referred to in this document are identified as sub-funds of First Sentier Investors Global Umbrella Fund plc, an umbrella investment company registered in Ireland ("VCC"). First Sentier Investors (Ireland) Limited, as Management Company. The distribution or purchase of shares in the funds or entering into an investment agreement with First Sentier Group may be restricted in certain jurisdictions. Further information is contained in the Prospectus and the relevant key information documents which are available free of charge by writing to: Client Services, First Sentier Group, 1 Grand Canal Square, Grand Canal Harbour, Dublin 2, Ireland or by telephoning +353 1 635 6798 between 9am and 5pm (Dublin time) Monday to Friday or by visiting [www.firstsentierinvestors.com](http://www.firstsentierinvestors.com). Telephone calls may be recorded. In the EU: This document is a marketing communication. The fund(s) mentioned here may or may not be registered for marketing to investors in your location. If registered, marketing may cease or be terminated in accordance with the terms of the EU Cross Border Distribution Framework or at First Sentier Group's discretion. Copies of the prospectus (in English, French and German) and key information documents in English, German, French, Danish, Spanish, Swedish, Italian, Dutch, Norwegian, and Icelandic along with a summary of investor's rights are available free of charge at [firstsentierinvestors.com](http://firstsentierinvestors.com)

In the UK: This document is a financial promotion. The sub-funds of First Sentier Investors Global Umbrella Fund plc are authorised overseas but not in the UK. As a result, the UK Financial Ombudsman Service is unlikely to be able to consider complaints related to any fund, its operator or its depositary. Any claims for losses relating to the operator and the depositary are also unlikely to be covered by the UK Financial Services Compensation Scheme. prospective investor should consider getting financial advice before deciding to invest and should see the fund prospectus or more information.

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

First Sentier Group entities referred to in this document are part of First Sentier Group, a member of Mitsubishi UFJ Group (MUFG), a global financial group. First Sentier Group 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.