

# First Sentier Global Property Securities Fund Class I USD



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

31 July 2025

## 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	17 January 2014
Fund Size (US\$m)	11.4
Benchmark	FTSE EPRA Nareit Developed Index*
Number of holdings	34
Fund Manager(s)	Stephen Hayes
Minimum Investment	US\$1,000/US\$500 subsequent
Initial charge	0% <sup>c</sup>
Ongoing Charges <sup>†</sup>	1.75%
Share Type	Accumulation
Sedol	B1G9TP5
ISIN	IE00B1G9TP53

\* 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.

## Annual Performance (% in USD) to 31 July 2025

Period	12 mths to 31/07/25	12 mths to 31/07/24	12 mths to 31/07/23	12 mths to 31/07/22	12 mths to 31/07/21
Fund return	-1.2	5.2	-11.9	-12.3	27.4
Benchmark return	3.6	6.8	-8.3	-10.0	34.9

## Cumulative Performance (% in USD) to 31 July 2025

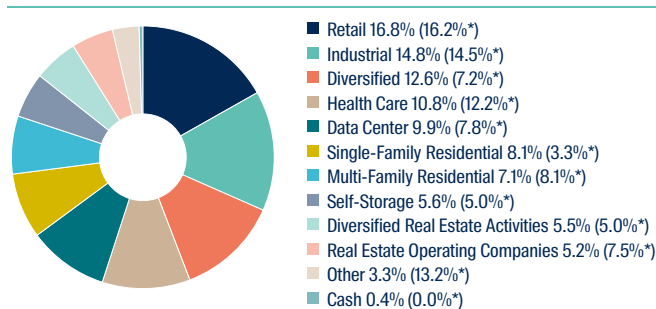
Period	3 mths	6 mths	1 yr	3 yrs	5 yrs	10 yrs	Since Inception
Fund return	2.2	2.0	-1.2	-8.4	2.3	14.0	36.4
Benchmark return	2.2	3.0	3.6	1.6	23.3	31.6	51.9

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.

## Ten Largest Company Holdings

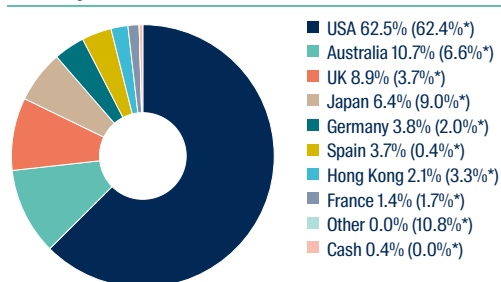
Stock name	%	Stock name	%
Equinix, Inc.	9.0	CubeSmart	4.6
Welltower, Inc.	7.1	Prologis, Inc.	4.3
Simon Property Group, Inc.	6.2	Mitsui Fudosan Co., Ltd.	4.3
Goodman Group	5.1	LondonMetric Property Plc	4.3
American Homes 4 Rent Class A	4.7	EastGroup Properties, Inc.	4.0

## 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.

All performance data for the First Sentier Global Property Securities Fund Class I (Accumulation) USD as at 31 July 2025. 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. Since inception performance figures have been calculated from 17 January 2014.

**ESG Characteristics**

- In house and third party ESG research
- Initial screening based on ESG scores
- Valuations using ESG ratings
- Active ownership

Learn more about the Property team's engagement [case studies](#) and their approach to Responsible Investment [here](#).

We have taken reasonable care to ensure that this material is accurate, current, and complete and fit for its intended purpose and audience as at the date of publication. To the extent this material contains any measurements or data related to environmental, social and governance (ESG) factors, these measurements or data are estimates based on information sourced by the relevant investment team from third parties including portfolio companies and such information may ultimately prove to be inaccurate. No assurance is given or liability accepted regarding the accuracy, validity or completeness of this material.

To the extent this material contains any ESG related commitments or targets, such commitments or targets are current as at the date of publication and have been formulated by the relevant investment team in accordance with either internally developed proprietary frameworks or are otherwise based on the Institutional Investors Group on Climate Change (IIGCC) Paris Aligned Investment Initiative framework. The commitments and targets are based on information and representations made to the relevant investment teams by portfolio companies (which may ultimately prove not be accurate), together with assumptions made by the relevant investment team in relation to future matters such as government policy implementation in ESG and other climate-related areas, enhanced future technology and the actions of portfolio companies (all of which are subject to change over time). As such, achievement of these commitments and targets depend on the ongoing accuracy of such information and representations as well as the realisation of such future matters. Any commitments and targets set out in this material are continuously reviewed by the relevant investment teams and subject to change without notice.

**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

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.

† 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>.

▲ 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.

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