

# Wellington Global Property Income Fund

WELLINGTON  
MANAGEMENT®

USD S M4 Distributing Unhedged

## SUMMARY RISK INDICATOR



MORNINGSTAR™ RATING<sup>1</sup>:★★★★

MORNINGSTAR™ MEDALIST RATING:

Analyst-Driven %: 10  
Data Coverage %: 84  
Morningstar Medalist Date:  
31 December 2024

## FUND DETAILS

Fund Inception: May 2021

Share Class Inception: May 2021

Fund Assets: USD 1.2 million

NAV: USD 8.63

Annualised Dividend Yield: 3.8%

Currency Hedging Type: Unhedged

Income may fluctuate and is not guaranteed. Yield is an annualised share-class yield based on the previous month's dividends paid by the Fund. The Fund intends to pay dividends from income and profits, but if these are insufficient, they may be paid from share capital. Dividends are calculated gross (before deduction of fees, expenses and taxes), and while this increases the dividend, it may erode capital. Hedged share class dividends may be impacted positively or negatively by the difference in interest rates between the share class currency and the Fund's base currency.

## KEY INFORMATION

Domicile: Luxembourg

Regulatory Regime: UCITS

Legal Structure: Corporate SICAV

Dealing Frequency: Daily

Distribution Frequency: Monthly

Country Registration: Austria, Denmark, Finland, France, Germany, Ireland, Italy, Luxembourg, Netherlands, Norway, Singapore, Spain, Sweden, Switzerland, United Kingdom

ISIN: LU2339370459

## FUND CHARACTERISTICS

Asset-Weighted Market Capitalisation: USD 27.3 billion

Beta (3 Yr): 0.90

Tracking Risk (3 Yr, Annualised): 3.5%

Turnover: 96.1%

## FEES AND PRICING

Minimum Investment: USD 1 million

Management Fee: 0.60% p.a.

Ongoing Charges Figure<sup>2</sup>: 0.75%

<sup>2</sup>The ongoing charges figure excludes Fund transaction costs, except in the case of depositary fees and an entry/exit charge paid by the Fund when buying or selling Shares in another collective investment undertaking. A detailed description of the charges that apply is set out in the section "Charges and Expenses" in the Prospectus. The ongoing charges figure may change over time. Charges applied will reduce the return potential of investments. | If an investor's own currency is different from the currency shown, costs could increase or decrease due to currency or exchange related fluctuations.

For more information, please visit  
[www.wellingtonfunds.com](http://www.wellingtonfunds.com)

## SUMMARY OF INVESTMENT OBJECTIVE AND POLICY

The Wellington Global Property Income Fund is actively managed and seeks to deliver long-term total returns in excess of the FTSE EPRA/NAREIT Developed Dividend+ Index, with an additional focus on regular income. The Fund invests globally, primarily in quoted equity securities of companies or REITs (or equivalents) listed or traded on a regulated market which derive the main part of their revenue from the ownership, management and/or development of real estate.

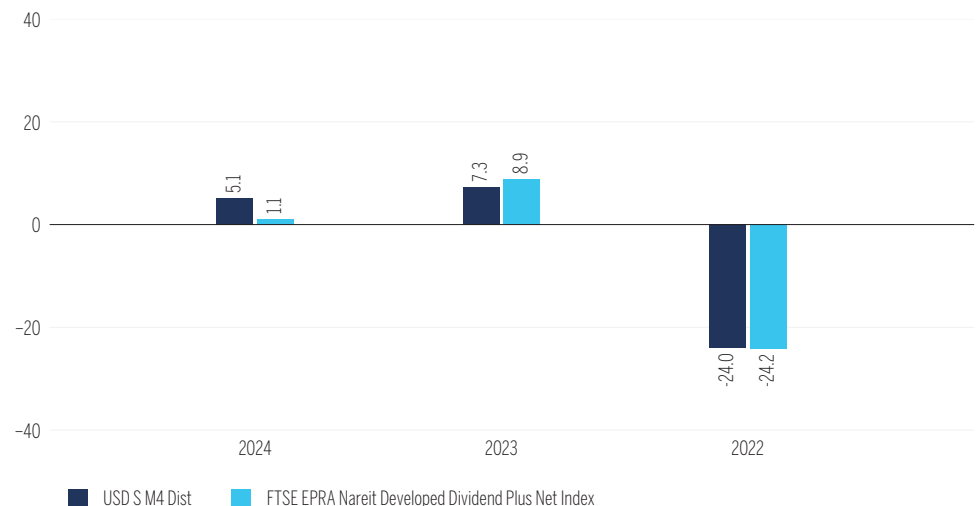
## FUND PERFORMANCE (%)

Past performance does not predict future returns.

### TOTAL RETURNS NET OF FEES AND EXPENSES

	YTD	1 MO	3 MOS	1 YR	3 YRS	5 YRS	10 YRS	SINCE INCEPTION
USD S M4 Dist	1.4	1.4	-3.4	10.9	-3.0	-	-	-0.7
FTSE EPRA Nareit Developed Dividend Plus Net Index	1.6	1.6	-3.2	7.5	-3.7	-	-	-1.5

### CALENDAR YEAR RETURNS



### DISCRETE ANNUAL PERFORMANCE

	FEB '24 - JAN '25	FEB '23 - JAN '24	FEB '22 - JAN '23	FEB '21 - JAN '22	FEB '20 - JAN '21	FEB '19 - JAN '20	FEB '18 - JAN '19	FEB '17 - JAN '18	FEB '16 - JAN '17	FEB '15 - JAN '16
USD S M4 Dist	10.9	-3.8	-14.4	-	-	-	-	-	-	-
FTSE EPRA Nareit Developed Dividend Plus Net Index	7.5	-4.4	-13.0	-	-	-	-	-	-	-

Past results are not necessarily indicative of future results and an investment can lose value.

The inception date of the USD S M4 Dist share class is 18 May 2021. | Periods greater than one year are annualised. | If an investor's own currency is different from the currency in which the fund is denominated, the investment return may increase or decrease as a result of currency fluctuations. | Fund returns shown are net of USD S M4 Dist share class fees and expenses. Fund returns shown are net of actual (but not necessarily maximum) withholding and capital gains tax but are not otherwise adjusted for the effects of taxation and assume reinvestment of dividends and capital gains. The index returns, where applicable, are shown net of maximum withholding tax and assume reinvestment of dividends. | Please note the fund has a swing pricing mechanism in place. | If the last business day of the month is not a business day for the Fund, performance is calculated using the last available NAV. This may result in a performance differential between the fund and the index. | Source: Fund - Wellington Management. Index - FTSE.

## FUND MANAGEMENT



**Bradford Stoesser**  
23 years of experience



**Xiaobo Ma, CFA**  
15 years of experience

**WHAT ARE THE RISKS?**

**CAPITAL:** Investment markets are subject to economic, regulatory, market sentiment and political risks. All investors should consider the risks that may impact their capital, before investing. The value of your investment may become worth more or less than at the time of the original investment. The Fund may experience a high volatility from time to time.

**CONCENTRATION:** Concentration of investments within securities, sectors or industries, or geographical regions may impact performance.

**CURRENCY:** The value of the Fund may be affected by changes in currency exchange rates. Unhedged currency risk may subject the Fund to significant volatility.

**EMERGING MARKETS:** Emerging markets may be subject to custodial and political risks, and volatility. Investment in foreign currency entails exchange risks.

**HEDGING:** Any hedging strategy using derivatives may not achieve a perfect hedge.

**MANAGER:** Investment performance depends on the investment management team and their investment strategies. If the strategies do not perform as expected, if opportunities to implement them do not arise, or if the team does not implement its investment strategies successfully; then a fund may underperform or experience losses.

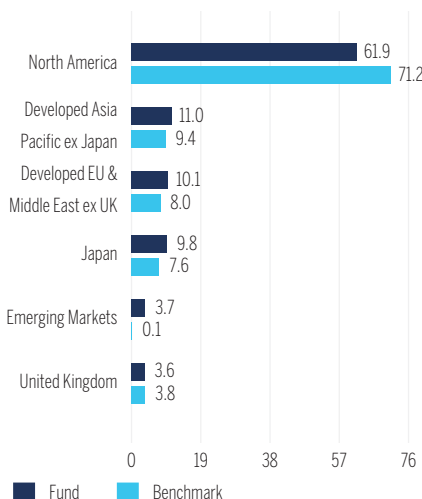
**REAL ESTATE SECURITIES:** Real estate securities may be subject to the cyclical nature of real estate values; risk related to general and local economic conditions; overbuilding and increased competition; demographic trends; and increases in interest rates and other real estate capital market influences.

**SUSTAINABILITY:** A Sustainability Risk can be defined as an environmental, social or governance event or condition that, if it occurs, could cause an actual or potential material negative impact on the value of an investment.

Before subscribing, please refer to the Fund offering documents/prospectus for further risk factors and pre-investment disclosures. For the latest NAV, please visit [www.fundrini.com](http://www.fundrini.com).

**REGIONAL DISTRIBUTION**

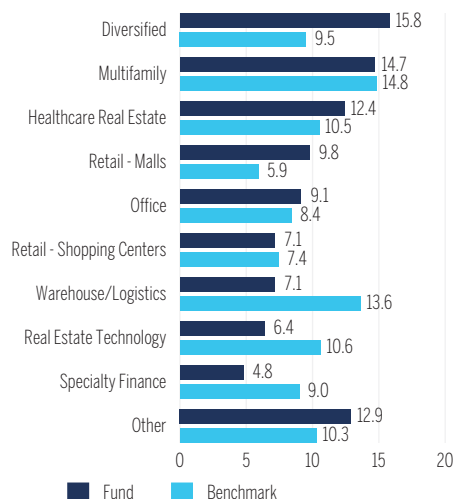
**% OF EQUITY**



Totals may not add up to 100% due to rounding.

**SECTOR DISTRIBUTION**

**% OF EQUITY**



Totals may not add up to 100% due to rounding.

**TOP 10 HOLDINGS**

COMPANY NAME	MARKET	SECTOR	% OF EQUITY
Welltower Inc	United States	Healthcare Real Estate	6.0
Prologis Inc	United States	Warehouse/Logistics	5.3
Avalonbay Cmtynts Inc	United States	Multifamily	5.0
Mitsui Fudosan Co	Japan	Diversified	4.5
Essex Ppty Tr	United States	Multifamily	4.4
Equinix Inc	United States	Real Estate Technology	4.2
Simon Ppty Grp Inc	United States	Retail - Malls	4.0
Scentre Group	Australia	Retail - Malls	3.6
Stockland Trust Grp	Australia	Diversified	2.8
Essential Prop	United States	Specialty Finance	2.8
<b>Total of Top 10</b>			<b>42.6</b>
Number of Equity Names			45

The individual issuers listed should not be considered a recommendation to buy or sell. The weightings do not reflect exposure gained through the use of derivatives. Holdings vary and there is no guarantee that the Fund currently holds any of the securities listed. Please refer to the annual and semi-annual report for the full holdings.

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