

# Wellington Global Property Fund

## SUMMARY RISK INDICATOR



MORNINGSTAR™ RATING\*: ★★★

## MORNINGSTAR™ MEDALIST RATING:



Analyst-Driven %: 10  
Data Coverage %: 86  
Morningstar Medalist Date:  
30 September 2024

## FUND DETAILS

Fund Inception: June 2020  
Share Class Inception: June 2020  
Fund Assets: USD 123.6 million  
NAV: USD 11.73  
Currency Hedging Type: Unhedged

## KEY INFORMATION

Domicile: Ireland  
Regulatory Regime: UCITS  
Legal Structure: Public Limited Company  
Dealing Frequency: Daily  
Country Registration: Austria, Denmark, Finland, France, Germany, Ireland, Italy, Luxembourg, Netherlands, Norway, Singapore\*, Spain, Sweden, Switzerland, United Kingdom.  
ISIN: IE00BL61XX79

\*Restricted scheme

## FUND CHARACTERISTICS

Asset-Weighted Market Capitalisation: USD 27.5 billion  
Turnover: 95.5%

## FEES AND PRICING

Minimum Investment: USD 5,000  
Management Fee: 0.60% p.a.  
Ongoing Charges Figure\*: 0.90%

\*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 Fund seeks long-term total returns in excess of the FTSE EPRA/NAREIT Developed Index. The Investment Manager will actively manage the Fund, seeking to achieve the objective by investing primarily in equities of issuers with activities in or related to the development, operation, service and or ownership of real estate, such as homebuilders, lodging, multi-family housing, retail real estate, office properties and property service companies. The Fund may also invest in other issuers that have a significant exposure to real estate through ownership of real estate assets.

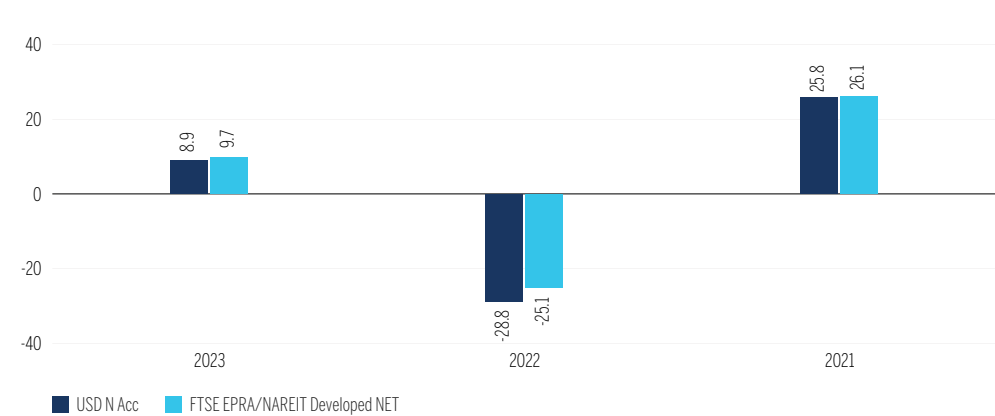
## FUND PERFORMANCE (%)

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 N Acc                      | 8.9 | -4.1 | 3.4   | 29.0 | -4.1  | -     | -      | 3.7             |
| FTSE EPRA/NAREIT Developed NET | 6.1 | -5.1 | 3.9   | 28.5 | -3.2  | -     | -      | 5.3             |

## CALENDAR YEAR RETURNS



## DISCRETE ANNUAL PERFORMANCE

|                                | NOV '23 | NOV '22 | NOV '21 | NOV '20 | NOV '19 | NOV '18 | NOV '17 | NOV '16 | NOV '15 | NOV '14 |
|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                | OCT '24 | OCT '23 | OCT '22 | OCT '21 | OCT '20 | OCT '19 | OCT '18 | OCT '17 | OCT '16 | OCT '15 |
| USD N Acc                      | 29.0    | -5.5    | -27.7   | 35.4    | -       | -       | -       | -       | -       | -       |
| FTSE EPRA/NAREIT Developed NET | 28.5    | -6.0    | -24.9   | 42.1    | -       | -       | -       | -       | -       | -       |

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

The inception date of the USD N Acc share class is 2 June 2020. | 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 N Acc 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

**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.

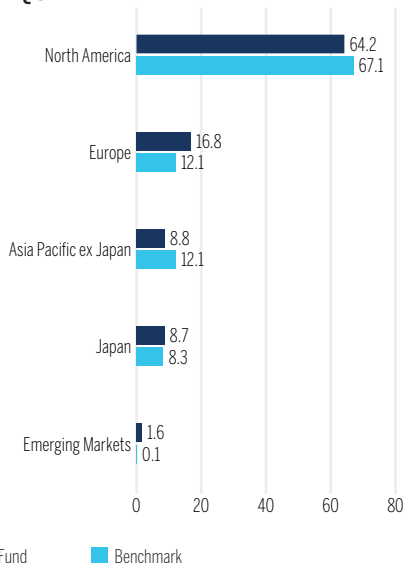
**REAL ESTATE SECURITIES:** Real estate securities may be subject to the cyclical nature of real estate values; risk related to general and local economic conditions; overbuilding and increased competition; demographic trends; and increases in interest rates and other real estate capital market influences.

**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.fundinfo.com](http://www.fundinfo.com).

**REGIONAL DISTRIBUTION**

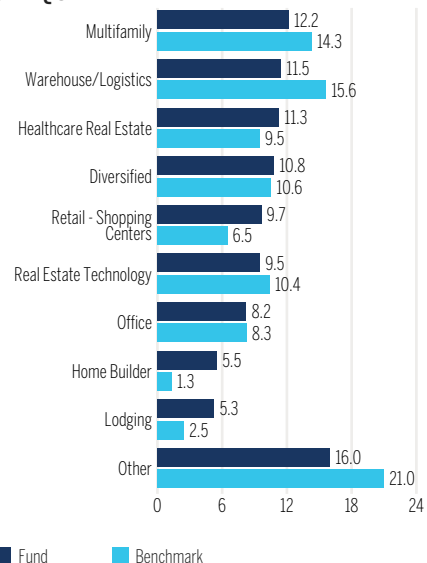
**% OF EQUITY**



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    | 6.2         |
| Equinix Inc            | United States | Real Estate Technology    | 5.9         |
| Prologis Inc           | United States | Warehouse/Logistics       | 4.3         |
| Avalonbay Cmnty Inc    | United States | Multifamily               | 4.1         |
| Mitsui Fudosan Co      | Japan         | Diversified               | 3.3         |
| Klepierre SA           | France        | Retail - Shopping Centers | 3.2         |
| Essex Ppty Tr          | United States | Multifamily               | 2.9         |
| Extra Space Storage    | United States | Self-Storage Facilities   | 2.7         |
| Iron Mountain Inc      | United States | Real Estate Technology    | 2.6         |
| SL Green Realty Corp   | United States | Office                    | 2.5         |
| <b>Total of Top 10</b> |               |                           | <b>37.7</b> |
| Number of Equity Names |               |                           | 58          |

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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