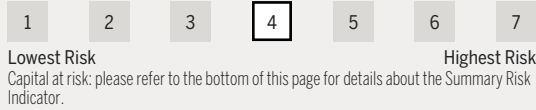


# Wellington Global Property Fund

USD S Accumulating Unhedged

## SUMMARY RISK INDICATOR



MORNINGSTAR™ RATING\*: ★★★

## MORNINGSTAR™ MEDALIST RATING:



Analyst-Driven %: 10  
Data Coverage %: 85  
Morningstar Medalist Date:  
31 May 2024

## FUND DETAILS

Fund Inception: June 2020  
Share Class Inception: June 2020  
Fund Assets: USD 98.2 million  
NAV: USD 10.76  
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, Iceland, Ireland, Italy, Luxembourg, Netherlands, Norway, Singapore\*, South Korea, Spain, Sweden, Switzerland, United Kingdom.

ISIN: IE00BYL7MQ77

\*Restricted scheme

## FEES AND PRICING

Minimum Investment: USD 1 million  
Management Fee: 0.60% p.a.  
Ongoing Charges Figure\*: 0.75%

\*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.

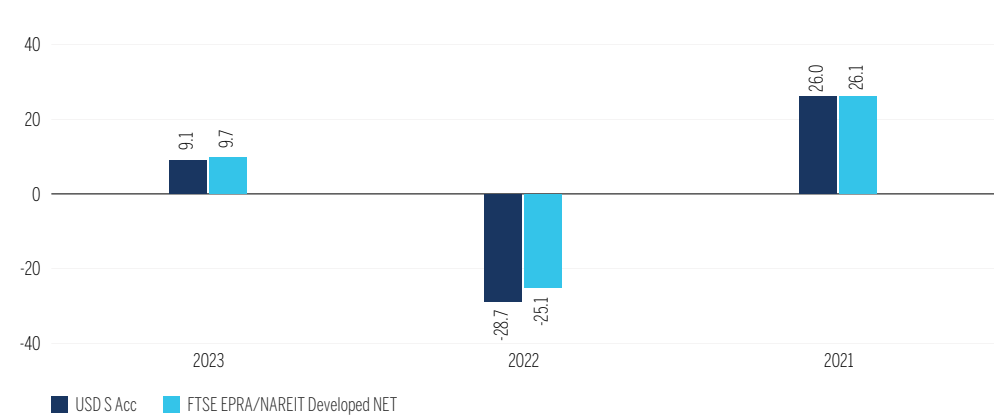
## FUND PERFORMANCE (%)

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 S Acc	-0.6	0.5	-2.9	6.3	-5.1	-	-	1.8
FTSE EPRA/NAREIT Developed NET	-3.7	0.3	-2.4	4.5	-4.8	-	-	3.3

## CALENDAR YEAR RETURNS



## DISCRETE ANNUAL PERFORMANCE

	JUL '23 - JUN '24	JUL '22 - JUN '23	JUL '21 - JUN '22	JUL '20 - JUN '21	JUL '19 - JUN '20	JUL '18 - JUN '19	JUL '17 - JUN '18	JUL '16 - JUN '17	JUL '15 - JUN '16	JUL '14 - JUN '15
USD S Acc	6.3	-5.5	-15.0	27.2	-	-	-	-	-	-
FTSE EPRA/NAREIT Developed NET	4.5	-4.6	-13.4	33.6	-	-	-	-	-	-

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

The inception date of the USD S 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 S 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. Index - FTSE. | 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.

## FUND MANAGEMENT



**Bradford Stoesser**  
22 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.

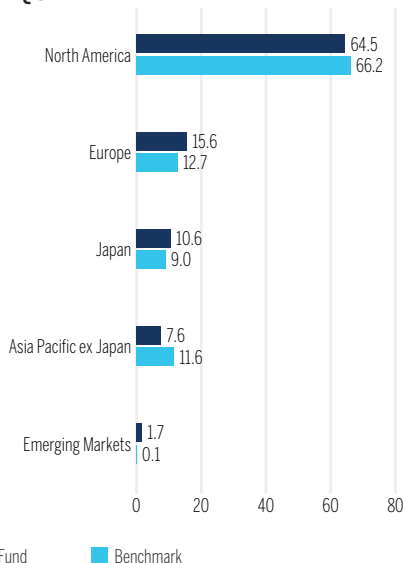
**REAL ESTATE SECURITIES:** Real estate securities may be subject to the cyclical nature of real estate values; risk related to general and local economic conditions; overbuilding and increased competition; demographic trends; and increases in interest rates and other real estate capital market influences.

**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**

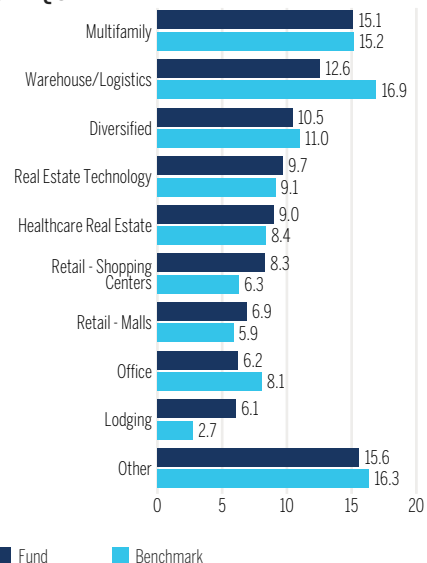
**% OF EQUITY**



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
Equinix Inc	United States	Real Estate Technology	5.6
Prologis Inc	United States	Warehouse/Logistics	5.2
Welltower Inc	United States	Healthcare Real Estate	5.2
Avalonbay Cmnty Inc	United States	Multifamily	4.8
Mitsui Fudosan Co	Japan	Diversified	3.9
Simon Ppty Grp Inc	United States	Retail - Malls	3.7
Essex Ppty Tr	United States	Multifamily	3.2
Klepierre SA	France	Retail - Shopping Centers	2.7
Extra Space Storage	United States	Self-Storage Facilities	2.5
American Homes 4Rent	United States	Multifamily	2.3
<b>Total of Top 10</b>			<b>39.1</b>
Number of Equity Names			60

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.

In the following countries, this material is provided by: Canada: Wellington Management Canada ULC, a British Columbia unlimited liability company registered in the provinces of Alberta, British Columbia, Manitoba, New Brunswick, Newfoundland and Labrador, Nova Scotia, Ontario, Prince Edward Island, Quebec, and Saskatchewan in the categories of Portfolio Manager and Exempt Market Dealer. UK: Wellington Management International Limited (WMIL), authorised and regulated by the Financial Conduct Authority (Reference number: 208573). Europe (ex. UK and Switzerland): marketing entity Wellington Management Europe GmbH which is authorised and regulated by the German Federal Financial Supervisory Authority (BaFin). Shares of the Fund may not be distributed or marketed in any way to German retail or semi-professional investors if the Fund is not admitted for distribution to these investor categories by BaFin. In Spain CNMV registration number 1236 for Wellington Management Funds (Luxembourg) CNMV registration number 1182 for Wellington Management Funds (Ireland) plc. Dubai: Wellington Management (DIFC) Limited (WM DIFC), a firm registered in the DIFC with number 7181 and regulated by the Dubai Financial Services Authority ("DFSA"). To the extent this document relates to a financial product, such financial product is not subject to any form of regulation or approval by the DFSA. The DFSA has no responsibility for reviewing or verifying any prospectus or other documents in connection with any financial product to which this document may relate. The DFSA has not approved this document or any other associated documents nor taken any steps to verify the information set out in this document, and has no responsibility for it. Any financial product to which this document relates may be illiquid and/or subject to restrictions on its resale. Prospective purchasers should conduct their own due diligence on any such financial product. If you do not understand the contents of this document you should consult an authorised financial adviser. This document is provided on the basis that you are a Professional Client and that you will not copy, distribute or otherwise make this material available to any person. Hong Kong: Wellington Management Hong Kong Limited (WM Hong Kong), a corporation licensed by the Securities and Futures Commission to conduct Type 1 (dealing in securities), Type 2 (dealing in futures contracts), Type 4 (advising on securities), and Type 9 (asset management) regulated activities. Wellington Private Fund Management (Shanghai) Limited (WPFM), which is an unregulated entity incorporated in China, is a wholly-owned subsidiary of WM Hong Kong. Wellington Global Private Fund Management (Shanghai) Limited (WGPFM) is a wholly-owned entity and subsidiary of WPFM and is registered as a private fund manager with Asset Management Association of China to conduct qualified domestic limited partnership and management activities. Mainland China: WPFM, WGPFM, or WMHK (as the case may be). Singapore: Wellington Management Singapore Pte Ltd (WM Singapore) (Registration Number 201415544E), regulated by the Monetary Authority of Singapore. WM Singapore is regulated by the Monetary Authority of Singapore under a Capital Markets Services Licence to conduct fund management activities and deal in capital markets products, and is an exempt financial adviser. Australia: Wellington Management Australia Pty Ltd (WM Australia) (ABN19 167 091 090) has authorized the issue of this material for use solely by wholesale clients (as defined in the Corporations Act 2001). Japan: Wellington Management Japan Pte Ltd (WM Japan) (Registration Number 199504987R) is registered as a Financial Instruments Firm with registered number: Director General of Kanto Local Finance Bureau (Kin-Sho) Number 428 a member of the Japan Investment Advisers Association, the Investment Trusts Association, Japan (ITA) and the Type II Financial Instruments Firms Association (TZFIFA). WM Hong Kong and WM Japan are also registered as investment advisers with the SEC; however, they will comply with the substantive provisions of the US Investment Advisers Act only with respect to their US clients. ©2024 Wellington Management. All rights reserved. WELLINGTON MANAGEMENT FUNDS® is a registered service mark of Wellington Group Holdings LLP | All index data is provided "as is". The Fund described herein is not sponsored or endorsed by the index provider. In no event shall the index provider, its affiliates or any data provider have any liability of any kind in connection with the index data or the Fund described herein. No further distribution or dissemination of the index data is permitted without the index provider's express written consent. | 64N3