

IFSL Blackfinch NextGen Property Securities

June 2025 Fund Factsheet



Investment Objective

The aim of the Fund is to increase the value of an investment over a minimum of 5 years. The Fund will do this through a combination of capital growth, which is profit on investments held, and income received by the Fund, which is money paid out of investments, such as dividends and interest.

Portfolio Information

Class A: Accumulation Share ISIN
GB00BQ2MY039

Class A Management Fee	Class A Underlying fund charges
0.75%	0.78%

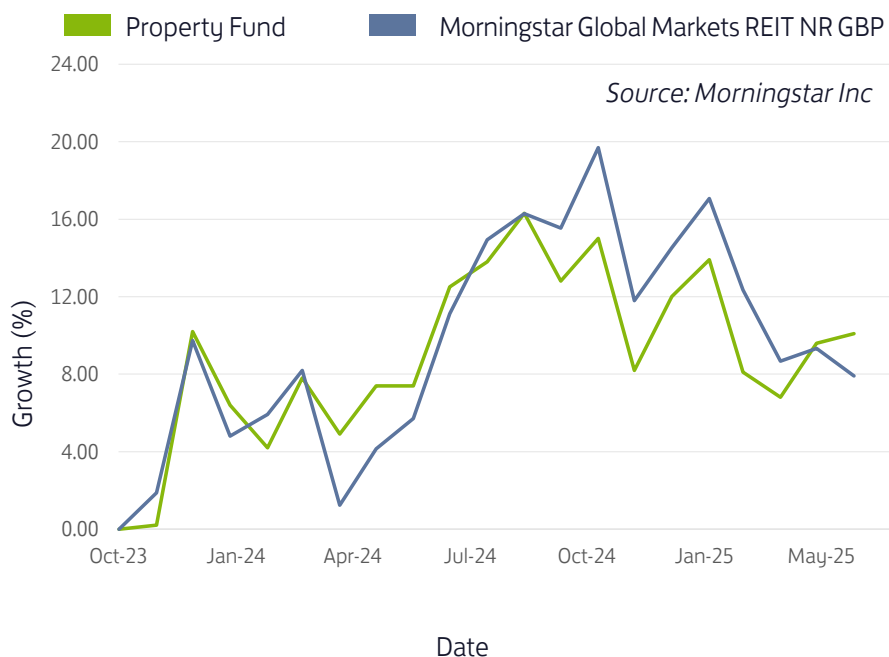
Class B: Accumulation Share ISIN
GB00BQ2MY252

Class B Management Fee	Class B Underlying fund charges
0.65%	0.68%

Estimated Annual Income Yield (Class B)	Number of holdings
2.70%	42

01 - Performance

Performance Since Launch

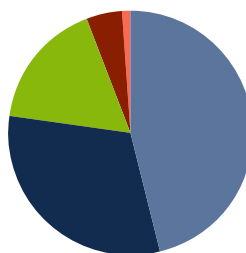


Cumulative Performance (%)

	1 Year	3 Year	5 Year	10 Year
Fund	2.5%	-	-	-
Comparator	2.1%	-	-	-

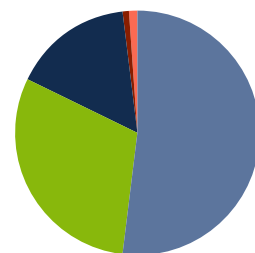
Discrete Performance (%) - to last month end

	June 24/25	June 23/24	June 22/23	June 21/22	June 20/21
Fund	2.5%	-	-	-	-



Thematic Allocation (as at 30/06/2025)

Digitalisation	46.16%
Sustainable Urbanisation	31.28%
Ageing Demographics	16.79%
Emerging Middle Classes	4.92%
Cash & Equivalent	0.85%



Regional Allocation¹ (as at 30/06/2025)

North America	52.04%
Europe	30.20%
Asia Pacific	16.02%
Latin America	0.89%
Cash & Equivalent	0.85%

Date of inception: 24/11/2023.

¹Based on the country of domicile. IFSL Blackfinch OEIC Sub-Funds performance figures are quoted net of AMC and fund OCFs.

Investment Fund Services Limited (IFSL) acts as the Fund's Authorised Corporate Director (ACD). The Key Investor Information Documents and the Prospectuses for all funds are available, in English, free of charge and can be obtained directly using the contact details in the Sales Contact section. They can also be downloaded from www.ifslfunds.com.

Fund Managers

GEORGE NIKOLAOU

Lead Fund Manager



DR DAN APPLEBY

CIO & Support Fund Manager



George Nikolaou, Lead Fund Manager and Dr Dan Appleby, CIO and Support Fund Manager are responsible for managing the IFSL Blackfinch NextGen Property Fund. They bring expertise in the research of listed property, infrastructure and equity investment products, managing client portfolios and working closely with financial advisers and other professional clients. Each is a CFA® charterholder.

Sales Contact

For further information about the Fund, please contact:



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In June, the IFSL Blackfinch NextGen Property Securities Fund (B Accumulation share class) returned +0.46% after all fees and expenses. This compares to the Morningstar Global Markets REIT NR GBP Index of -1.29%. Since inception, the Fund has returned +10.10% compared to the Morningstar Global Markets REIT NR GBP Index of +7.91%. Please note that comparisons to peers are only useful over extended periods. As the Fund employs a thematic growth-orientated total return approach that is deliberately different to its peers, results are not expected to align with peer group sector averages.

Global real estate investment trusts (REITs) delivered a mixed performance in June, and trailed the broader stock market. While most equity indices have bounced back in response to the cooling of recent tariff disputes, some sectors have responded more positively with large capitalisation technology companies regaining upward momentum. The yield on the 10-year US Treasury declined 16 basis points to close the month at 4.23%, which supported the performance of certain REIT sub-sectors.

The Fund outperformed Global REIT indices which broadly posted negative returns, further demonstrating its differentiated investment profile. There was a wide divergence in data centre and logistics performance across regions, with Asia Pacific particularly strong. More interest-rate sensitive assets, such as healthcare properties, supported Fund performance during the month. Other specialist REIT sectors, such as student accommodation and self-storage, had a very strong month. The North American allocation lagged other regions, again negatively impacted by adverse currency moves.

As at 30 June, the Fund held 42 individual holdings and was well-diversified across underlying themes, sectors and geographies. Digitalisation was the only detractor to performance (estimated gross total returns: Digitalisation -0.4%, Sustainable Urbanisation +1.6%, Ageing Demographics +0.7% and Emerging Middle Classes +3.3%). At the stock level, the top three contributors were Arealink Japan, NextDC Ltd and Macquarie Technology Group. The top three detractors were Equinix Inc, Carmila SA, and First Industrial Realty Trust.

Despite recent volatile performance, the outlook for the global REITs sector should improve on the back of stabilising investment yields and improving fundamentals. We remain positive about sectors with strong fundamentals that are expected to benefit from NextGen themes affecting the global real estate markets over a secular, multi-year time horizon, such as data centres, logistics and healthcare. However, we remain cautious about office and retail property due to ongoing structural challenges.

We invest with a **core focus** on the UN Global Compact Principles

Extensive due diligence across multiple factors to identify sound business fundamentals, accounting for the 10 UNGC principles, where possible

We take a forward-looking approach to investment selection using positive screening

We encourage 'engagement' with both 'leaders' and 'improvers' for positive outcomes

We're committed to transparency on our multi-factor screening process and reflect this in our investment approach

Signatory of:



We attended several management meetings during the NAREIT REITweek Conference 2025, which represented the full spectrum of real estate subsectors. Demand commentary across the meetings was broadly constructive, with data centre REITs highlighting both near-term momentum and longer-term tailwinds. The industrial sector has held up better than expected following the April tariff announcements, though tenant decision-making remains slow. Prologis (c. 4.0% portfolio weighting) reported in-place rents are c. 25% below current market rates, while market rents remain c. 20% below replacement cost; positioning the sector for strong rent growth once conditions stabilise.

Healthcare REITs focused on senior housing continue to enjoy accelerating demand. The first wave of 'baby boomers' is turning 80, driving demand and occupancy growth, while new supply remains well below trend due to high development costs which supports further rental increases. Self-storage demand appears to be stabilising after a period of weakness tied to low housing turnover. While still subdued, demand is no longer declining, and early signs of recovery are emerging.

Empiric Student Property (c. 1.8% portfolio weighting), a UK-focused student accommodation operator, received a non-binding takeover proposal from larger peer Unite Group. The offer comprised a mix of cash and share components. We view the initial offer as opportunistic that undervalues Empiric's asset base. As such, we intend to vote against the merger in its current form should it progress to a shareholder vote.

There was very limited trading activity during the month with no additions or deletions. Changes in weightings primarily reflected the impact of market and currency moves.

Top 10 Portfolio Holdings (as at 30/06/2025)

	First Industrial Realty Trust	5.11%
	Equinix Inc	4.70%
	StorageVault Canada Inc	4.46%
	Digital Realty Trust Inc	4.03%
	Prologis Inc	3.87%
	Arealink Co Ltd	3.64%
	American Healthcare REIT Inc	3.50%
	Ventas Inc	3.49%
	Americold Realty Trust Inc	3.37%
	Xior Student Housing NV	3.32%

KEY INFORMATION

All data as at 30/06/2025, unless specified otherwise. Blackfinch Asset Management is an appointed representative of Blackfinch Investments Limited which is authorised and regulated by the Financial Conduct Authority. Registered address: 1350–1360 Montpellier Court, Gloucester Business Park, Gloucester, GL3 4AH. Registered Company in England & Wales under No. 11639647. The IFSL Blackfinch OEIC Sub-Funds are actively managed by Blackfinch Investments Limited. Blackfinch Investments Limited act as the sponsor of the IFSL Blackfinch OEIC Sub-Funds. Capital at risk. All figures are correct at the time of compilation. Any decision to invest in this service should not be based solely on this factsheet but rather made in conjunction with the information contained in the brochure, and the terms and conditions. Prospective investors must rely on their own examination of the legal, taxation, financial and other consequences of investing and the risk involved. Prospective investors should not treat the contents of this factsheet as advice relating to legal, taxation or other matters. If in any doubt about the proposal discussed in this factsheet, its suitability, or what action should be taken, the investor should consult their own professional advisers. Percentage figures may not add up to 100 due to rounding. The expected yield is based upon the underlying holdings. This figure is for information purposes and will not be distributed as cash income.

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