

IFSL Blackfinch NextGen Property Securities Fund

Fund Information Sheet



Targeting
8 - 10%
per annum, over a rolling
5 year basis net of fees.

Next Generation listed property offers access to high-quality assets with strong growth potential, providing an efficient, liquid vehicle for investors seeking the unique benefits of the asset class.

Next Generation growth themes NextGen listed property companies are well supported by secular growth drivers such as the explosion in data usage, e-commerce, rapid urbanisation, ageing populations and growing middle classes with rising disposable incomes.

Daily Liquidity Access to the property asset class that enjoys the benefits of the listed markets such as liquidity, breadth and lower fees. NextGen screened universe amounts for more than £1 trillion of total market capitalisation.

Attractive risk-adjusted returns NextGen property sectors have historically delivered more attractive returns with lower volatility than traditional commercial property. NextGen property sectors operate in high rental growth markets.

Role in a Multi-Asset portfolio Due to its diversifying nature, combining NextGen listed property with bonds and equities can offer the potential for higher risk-adjusted returns.

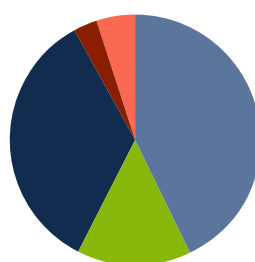
Strong ESG credentials NextGen listed property companies are rigorously assessed on a broad range of ESG-related factors and are relevant for every company we look at.

Diversification at every level The strategy does not rely on a single theme or sector to generate returns. The fund remains well-diversified by theme, sector and geography.

Investment Objective

The fund is designed to achieve a target return of 8-10% per annum net of fees. The fund invests in a globally diversified portfolio of specialist REITs and listed property companies that are well positioned to benefit from four Next Generation growth themes: Digitalisation, Ageing Populations, Sustainable Urbanisation and Emerging Middle Classes. There is no guarantee that the objective will be met or that a positive return will be delivered over any time period. Capital at risk.

Thematic Allocation



Digitalisation	43.0%
Ageing Demographics	14.5%
Sustainable Urbanisation	34.5%
Emerging Middle Classes	3.0%
Cash	5.0%

Recognising the breadth of the NextGen investment universe, focused sectors include:

Digitalisation Assets such as data centres, e-commerce logistics and cold storage. These assets benefit from the accelerating demand for data storage and the increased penetration of online retailing.

Ageing Demographics Assets include life science campuses, care homes, outpatient or in-patient medical facilities as older populations, medical advancements and declining birth rates form key demand drivers.

Sustainable Urbanisation Self-storage, grocery units, student accommodation and sustainable residential units which are all beneficiaries of growing populations in key urban locations.

Emerging Middle Classes Target assets include high-grade workplaces, accommodation units, and other commercial property types in developing nations with growing middle classes and rising disposable incomes.

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