

IFSL Blackfinch NextGen Property Securities

March 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%

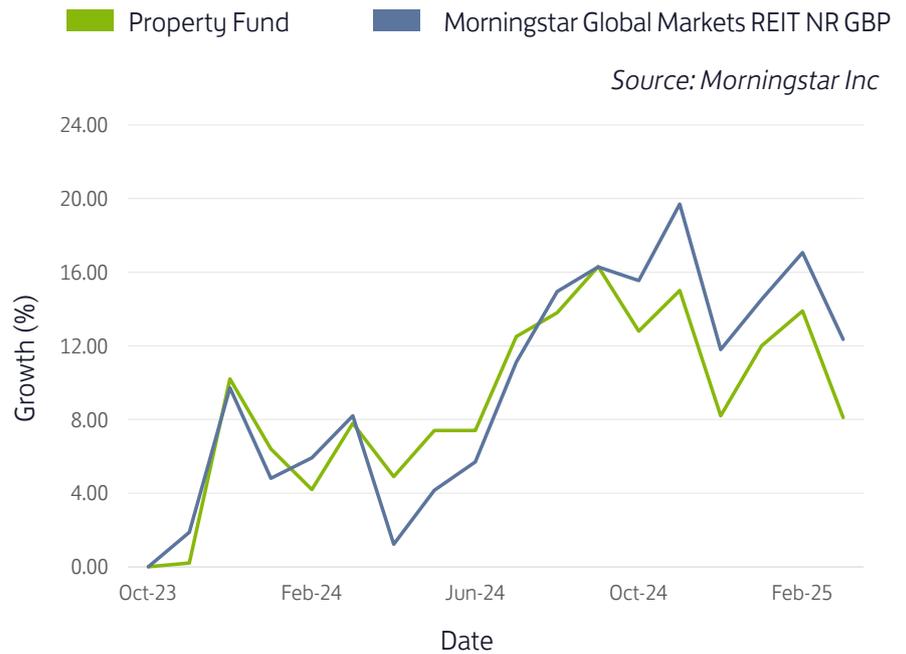
Class B: Accumulation Share ISIN

GB00BQ2MY252

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

Estimated Annual Income Yield (Class B)	Number of holdings
2.75%	42

Performance Since Launch

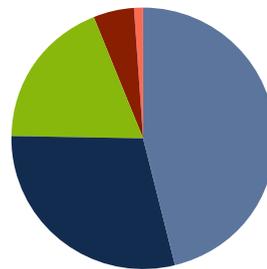


Cumulative Performance (%)

	1 Year	3 Year	5 Year	10 Year
Fund	7.1%	-	-	-
Comparator	10.5%	-	-	-

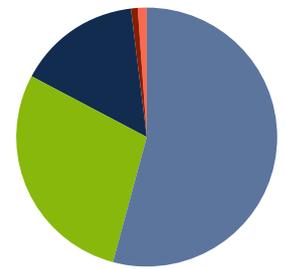
Discrete Performance (%) - to last month end

	Mar 24/25	Mar 23/24	Mar 22/23	Mar 21/22	Mar 20/21
Fund	7.1%	-	-	-	-



Thematic Allocation (as at 31/03/2025)

Digitalisation	46.33%
Sustainable Urbanisation	29.09%
Ageing Demographics	18.65%
Emerging Middle Classes	5.00%
Cash & Equivalent	0.93%



Regional Allocation¹ (as at 31/03/2025)

North America	54.31%
Europe	28.72%
Asia Pacific	15.12%
Latin America	0.93%
Cash & Equivalent	0.93%

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 March, the IFSL Blackfinch NextGen Property Securities Fund (B Accumulation share class) returned -5.09% after fees and expenses. This compares to the Morningstar Global Markets REIT NR GBP Index return of -4.03%. Since inception, the Fund has returned +7.88% compared to +10.28% for the index. 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) declined significantly during March, but outperformed global equity markets. Slowing economic growth, policy uncertainty – particularly surrounding tariffs – and weaker corporate guidance continued to weigh on equity market sentiment. The 10-year US Treasury yield climbed to 4.36% but ended the month at 4.20%. The artificial intelligence (AI) trade, so successful throughout 2024, continued to unwind over concerns of weaker corporate guidance in the upcoming earnings period.

The Fund performed broadly in line with Global REIT indices. Economically defensive sectors, such as Healthcare, outperformed, while the Industrials sector gave up most of its first quarter gains due to escalating trade tensions and global growth concerns. Fund losses were mostly from stocks exposed to the AI theme, such as data centres. There was a notable regional divergence, with Europe strong and US performance particularly negative. The significant strength of Sterling against the US Dollar was the main contributor to US regional underperformance. UK REITs delivered solid returns aided by merger and acquisition activity, with large private equity platforms taking advantage of REITs trading at large discounts.

As at 31 March, the Fund held 43 individual holdings and was well-diversified across underlying themes, sectors and geographies. All themes but Emerging Middle Classes contributed negatively to performance (estimated gross total returns: Digitalisation -8.1%, Sustainable Urbanisation -2.7%, Ageing Demographics +0.7% and Emerging Middle Classes +1.5%). The top three stock-level contributors were Care Property Invest, MLP Group SA, and Empiric Student Property Plc. The top three detractors were SUNeVision Holdings, Equinix Inc and Prologis Inc.

The economic outlook remains highly uncertain, but fundamentals are healthy across most commercial real estate sub-sectors. The relatively high volatility in REIT shares does not necessarily align with underlying earnings growth. This may create opportunities for long-term investors focused on NextGen growth-oriented sectors of the market.

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:



In March, Primary Health Properties (PHP) Plc (c. 2.2% portfolio weighting), made an indicative cash and share proposal for Assura, based on a net asset value (NAV) for NAV exchange ratio. PHP's board said Assura shareholders should choose its offer over the KKR/Stonepeak bid as a combination of Assura and PHP would deliver significant strategic and financial benefits for both sets of shareholders. The board also highlighted significant cost and operating synergies, supporting expected earnings accretion and dividend growth for both companies, with the combined group expected to have one of the lowest cost ratios in the European REIT market.

We opened a new position in Supermarket Income REIT (c. 1.5% position weighting), a specialist REIT investing in properties which are an essential part of grocery infrastructure in the UK and France. The REIT recently internalised its management function and its board expects to deliver "significant cost savings of at least £4m per annum". It added that such a shift would provide greater strategic flexibility, improve shareholder returns, and broaden the trust's investor universe. The REIT's shares reacted very positively on these developments during March.

Trading activity was very limited during March. We modestly topped up on high conviction grounds our holdings in US REITS that sold off aggressively due to escalating trade tensions.

Top 10 Portfolio Holdings (as at 31/03/2025)

	First Industrial Realty Trust	5.23%
	Equinix Inc	5.00%
	Americold Realty Trust Inc	4.59%
	StorageVault Canada Inc	4.53%
	Ventas Inc	4.34%
	Healthpeak Properties Inc	3.54%
	Digital Realty Trust Inc	3.32%
	Prologis Inc	3.25%
	Arealink Co Ltd	3.23%
	American Healthcare REIT Inc	3.20%

KEY INFORMATION

All data as at 31/03/2025, 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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