

NEF GLOBAL PROPERTY - R

Investment Policy

The objective of this Fund is to provide a total return through a global diversified portfolio. The Fund's investment decisions are made on a discretionary basis. The Fund mainly invests in stocks and bonds issued by real estate listed companies which operate in industrialised countries and closed-ended real-estate funds. The closed-ended real-estate funds are admitted or dealt in on a regulated market or an equivalent. The Fund's investments may be denominated in Euro or other currencies. At least 80% of investments in other currencies will be hedged in Euro. Financial techniques and instruments for hedging and/or non hedging purposes may be used. Income generated by the Fund is reinvested and included in the value of units.

Investors can buy or sell units of the Fund every day which is a bank business day in Luxembourg. Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within 5 to 6 years.

Overview

| | |
|------------------------|--------------|
| Date | 28 Feb 2020 |
| Portfolio launch date | 16 Apr 2007 |
| Unit class launch date | 07 May 2007 |
| Unit Type | Cap |
| Currency | EUR |
| ISIN Code | LU0281639244 |
| Ticker Bloomberg | NEFIMMR |
| NAV Frequency | Daily |
| Management Fees | 1.65% |
| Ongoing Charges | 2.16% |

| | |
|------------------------|-----------------------------|
| Management Company | NEAM S.A. |
| Investment Manager | Schroder Investment Man Ltd |
| Central Administration | CACEIS |
| Depository Bank | CACEIS |

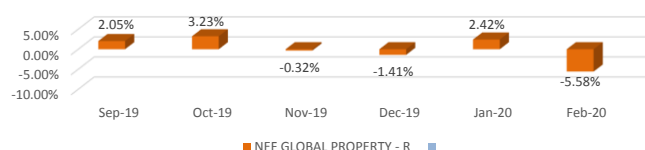
SRRI Indicator



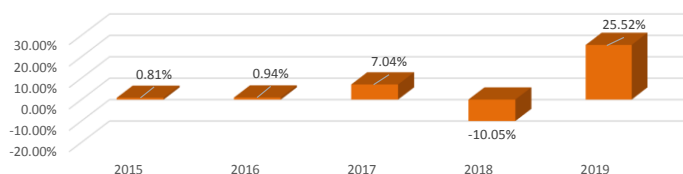
Performance Indicators

| Performance % | 1 Month | 3 Months | 6 Months | YTD | 1Y |
|-------------------------|---------|----------|----------|--------|-------|
| NEF GLOBAL PROPERTY - R | -5.58% | -4.66% | 0.11% | -3.30% | 8.51% |

Past Performance - 6 Months

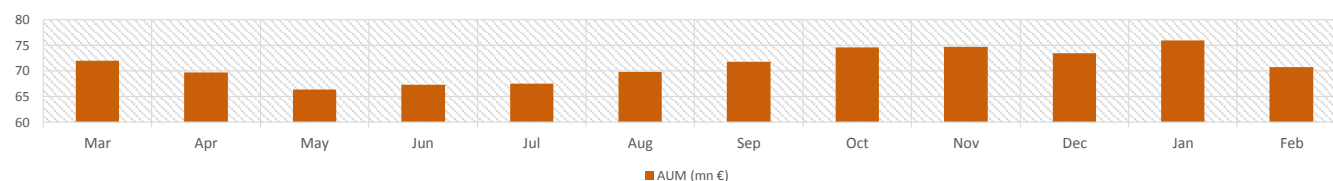


Past Performance - 5 Years

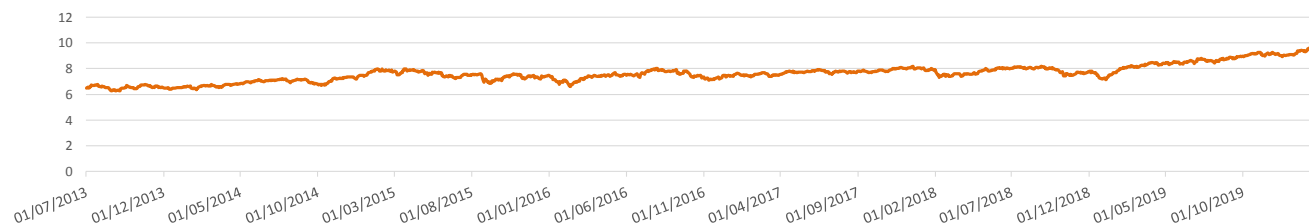


Total Net Asset (Sub-fund) - 1 Year or since inception

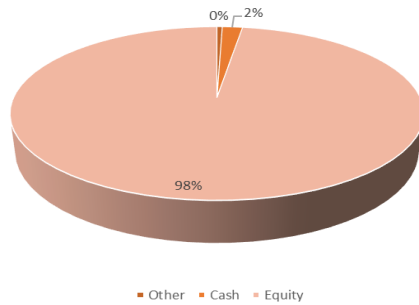
AUM



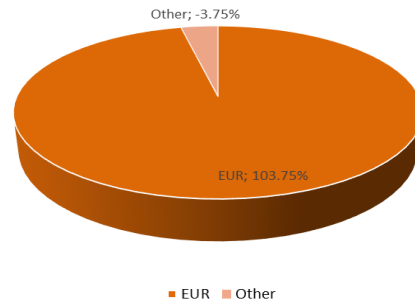
Daily NAV Price - 5 Year or since inception



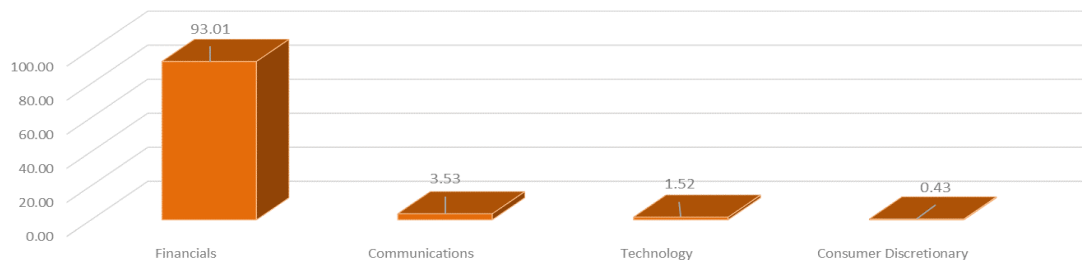
Asset class breakdown %



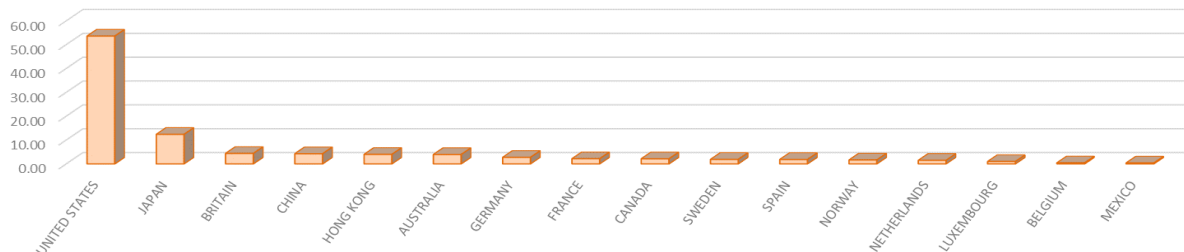
Currency breakdown % - After hedging



Sector breakdown %



Country breakdown %



Top Ten Holding %

| | |
|--------------------------------|-------|
| Rexford Industrial Realty Inc | 3.77 |
| Terreno Realty Corp | 3.12 |
| Alexandria Real Estate Equitie | 2.98 |
| UDR Inc | 2.82 |
| Sun Communities Inc | 2.52 |
| Apartment Investment & Managem | 2.49 |
| QTS Realty Trust Inc | 2.40 |
| Invitation Homes Inc | 2.31 |
| Camden Property Trust | 2.27 |
| Healthpeak Properties Inc | 2.19 |
| Total | 26.87 |