

## IFSL Blackfinch NextGen Property Securities

### July 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
<b>0.75%</b>	<b>0.78%</b>

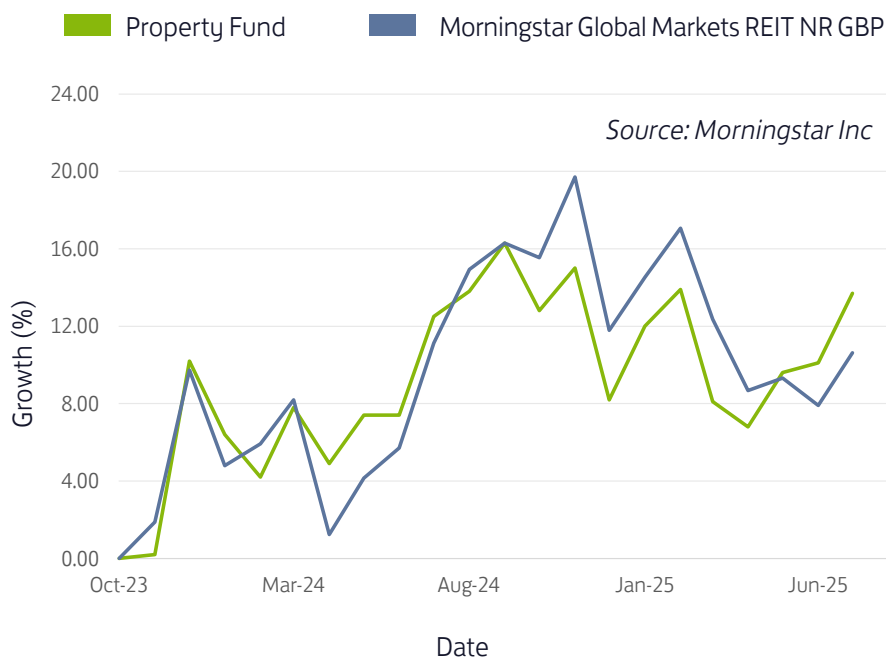
**Class B:** Accumulation Share ISIN  
**GB00BQ2MY252**

Class B Management Fee	Class B Underlying fund charges
<b>0.65%</b>	<b>0.68%</b>

Estimated Annual Income Yield (Class B)	Number of holdings
<b>2.61%</b>	<b>42</b>

## 01 - Performance

### Performance Since Launch

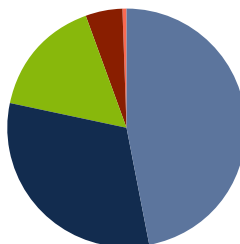


### Cumulative Performance (%)

	1 Year	3 Year	5 Year	10 Year
Fund	<b>1.1%</b>	-	-	-
Comparator	<b>-0.5%</b>	-	-	-

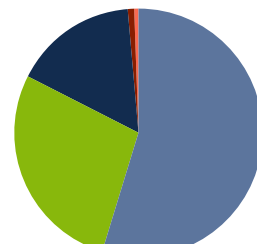
### Discrete Performance (%) - to last month end

	July 24/25	July 23/24	July 22/23	July 21/22	July 20/21
Fund	<b>1.1%</b>	-	-	-	-



### Thematic Allocation (as at 31/07/2025)

Digitalisation	<b>47.14%</b>
Sustainable Urbanisation	<b>31.23%</b>
Ageing Demographics	<b>16.29%</b>
Emerging Middle Classes	<b>4.96%</b>
Cash & Equivalent	<b>0.38%</b>



### Regional Allocation<sup>1</sup> (as at 31/07/2025)

North America	<b>54.93%</b>
Europe	<b>27.66%</b>
Asia Pacific	<b>16.04%</b>
Latin America	<b>0.99%</b>
Cash & Equivalent	<b>0.38%</b>

**Date of inception:** 24/11/2023.

<sup>1</sup>Based 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](http://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:



[www.blackfinch.am](http://www.blackfinch.am)



**01452 717070**



[bfamsales@blackfinch.com](mailto:bfamsales@blackfinch.com)

In July, the IFSL Blackfinch NextGen Property Securities Fund (B Accumulation share class) returned +3.27% after all fees and expenses. This compares to the Morningstar Global Markets REIT NR GBP Index of +2.51%. Since inception, the Fund has returned +13.70% compared to the Morningstar Global Markets REIT NR GBP Index of +10.28%. 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 a volatile July, and trailed broader stock markets as large cap technology stock momentum continued. While tariff tensions persisted, the US and EU announced a new trade agreement, suggesting progress towards resolving these disputes can be made. The 10-year US Treasury yield rose 13 basis points to close the month at 4.36%, affecting the performance of some REIT sub-sectors.

The Fund outperformed Global REIT indices and produced returns comparable to that of broader equity markets, further demonstrating its differentiated investment profile to peers that significantly trailed the market. Gains were broadly balanced across underlying themes and sub-sectors, with US Senior Housing REITs performing particularly strong. Regionally, the UK allocation notably detracted from performance, while both North America and Asia Pacific achieved strong returns.

As at 31 July, the Fund held 42 individual holdings and was well-diversified across underlying themes, sectors and geographies. All underlying themes contributed positively to performance (estimated gross total returns: Digitalisation +2.3%, Sustainable Urbanisation +2.1%, Ageing Demographics +4.6% and Emerging Middle Classes +4.2%). At the stock level, the top three contributors were StorageVault Canada Inc, Ventas Inc and American Healthcare REIT. The top three detractors were Extra Space Storage Inc, Catena AB, and Empiric Student Property Plc.

Despite the uncertain environment, fundamentals in our target areas of the market remain highly attractive. Our focus on growth-oriented REITs with solid balance sheets, positive rental growth and conservative dividend payout ratios, helps us to avoid the inevitable challenges in select sectors of the broader commercial real estate market. We continue to believe REITs exposed to multi-year NextGen growth themes offer attractive total return potential for long-term investors, and that valuations are still compelling compared to historical standards.

## 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:



The REIT earnings season was surprisingly solid in July. Of approximately 100 equity US REITs that provide full-year fund financial guidance, 62% raised their outlook, above the c. 55% historical average. Healthcare REITs were the standout performers, driven by strong senior housing fundamentals that prompted significant upward revisions to financial guidance. Data centre REITs raised their full-year outlook, citing continued solid demand trends as well as currency tailwinds. Results from the broader Industrial & Logistics REIT sector were mixed, as healthy renewal leasing activity helped offset a temporarily pause in new leasing demand due to tariff uncertainty. Cost disinflation was a common thread across second-quarter results, with upside revisions mostly driven by improved expense expectations.

Durable rent growth themes, including the ageing demographics (seniors housing and outpatient medical), e-commerce and onshoring of manufacturing (industrial), and generative Artificial Intelligence (data centres) remain strategically well placed, in our view. Additionally, supply pressures are significantly easing across various sectors, including self-storage and industrial, which supports prospects of further rental growth in the coming years.

We reduced our position in Primary Health Properties Plc ahead of a vote to merge with another listed peer as part of our active risk management. That aside, trading activity was limited, with no additions or exits. Changes in weightings primarily reflected the impact of market and currency moves.

## Top 10 Portfolio Holdings (as at 31/07/2025)

	First Industrial Realty Trust	<b>5.47%</b>
	StorageVault Canada Inc	<b>5.03%</b>
	Equinix Inc	<b>4.85%</b>
	Prologis Inc	<b>4.65%</b>
	Digital Realty Trust Inc	<b>4.24%</b>
	American Healthcare REIT Inc	<b>3.80%</b>
	Ventas Inc	<b>3.75%</b>
	Arealink Co Ltd	<b>3.61%</b>
	LXP Industrial Trust	<b>3.23%</b>
	Americold Realty Trust Inc	<b>3.19%</b>

### Key: Portfolio Holdings

	Digitalisation		Ageing Demographics
	Sustainable Urbanisation		

## KEY INFORMATION

**All data as at 31/07/2025, 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.

The Morningstar Indexes are the exclusive property of Morningstar, Inc. Morningstar, Inc., its affiliates and subsidiaries, its direct and indirect information providers and any other third party involved in, or related to, compiling, computing or creating any Morningstar Index (collectively, “Morningstar Parties”) do not guarantee the accuracy, completeness and/or timeliness of the Morningstar Indexes or any data included therein and shall have no liability for any errors, omissions, or interruptions therein. None of the Morningstar Parties make any representation or warranty, express or implied, as to the results to be obtained from the use of the Morningstar Indexes or any data included therein.