BLACKFINCH
ASSET MANAGEMENT

IFSL Blackfinch NextGen Property Securities

May 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%**

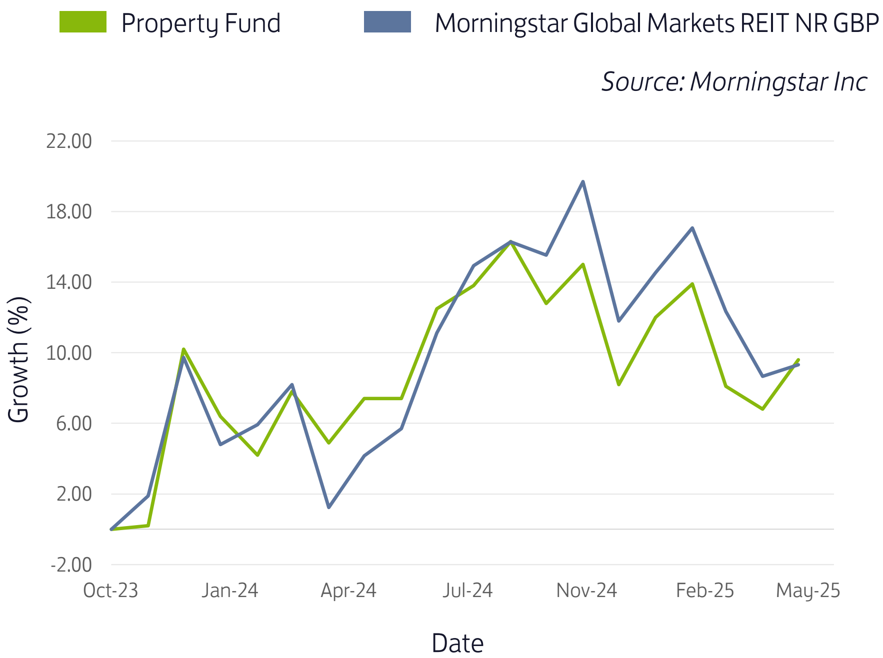
Class B: Accumulation Share ISIN

GB00BQ2MY252

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

Estimated Annual Income Yield (Class B)	Number of holdings
2.71%	**42**

Performance Since Launch

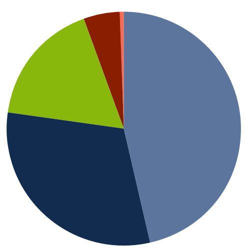


Cumulative Performance (%)

	1 Year	3 Year	5 Year	10 Year
Fund	**2.0%**	-	-	-
Comparator	**5.0%**	-	-	-

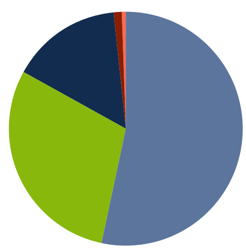
Discrete Performance (%) - to last month end

	May 24/25	May 23/24	May 22/23	May 21/22	May 20/21
Fund	**2.0%**	-	-	-	-



Thematic Allocation
(as at 31/05/2025)

Digitalisation	**46.57%**
Sustainable Urbanisation	**30.80%**
Ageing Demographics	**17.19%**
Emerging Middle Classes	**4.88%**
Cash & Equivalent	**0.55%**



Regional Allocation[1]
(as at 31/05/2025)

North America	**53.48%**
Europe	**29.80%**
Asia Pacific	**15.21%**
Latin America	**0.95%**
Cash & Equivalent	**0.55%**

02 - Investment Commentary

In May, the IFSL Blackfinch NextGen Property Securities Fund (B Accumulation share class) returned +2.62% after all fees and expenses. This compares to the Morningstar Global Markets REIT NR GBP Index of +0.60%. Since inception, the Fund has returned +9.60% compared to the Morningstar Global Markets REIT NR GBP Index of +9.32%. 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) rose in May, but trailed the broader stock market as the near-term risk of tariff disputes abated, perhaps temporarily. Broader equity indices rallied sharply as tensions between the US and China cooled following an announcement to temporarily reduce tariffs on 12 May. The yield on the 10-year US Treasury rose to 4.39% at the end of May after closing April at 4.15%, which contributed to the underperformance of REITS compared to equity indices.

The Fund outperformed Global REIT indices. Data centres and logistics led at the property sector level. Following a recent period of strong outperformance, healthcare REITs modestly declined. Fund performance was once again significantly impacted by adverse currency moves due to the appreciation of sterling against other major currencies. All regions performed reasonably well, with the UK and Canada notable outperformers.

As at 31 May, the Fund held 42 individual holdings and was well-diversified across underlying themes, sectors and geographies. Ageing Demographics was the only detractor to performance (estimated gross total returns: Digitalisation +3.2%, Sustainable Urbanisation +3.0%, Ageing Demographics -2.0% and Emerging Middle Classes +0.3%). At the stock level, the top three contributors were StorageVault Canada, American Healthcare REIT and LXP Industrial Trust. The top three detractors were Americold Realty Trust, Ventas Inc., and Arealink.

We remain optimistic across certain areas of the REIT market. Property prices in many sectors have stabilised and started increasing, although parts of the office and retail sectors (in which we don't invest) remain challenged, and many REITs across the spectrum are enjoying robust rental growth. We remain focused on real estate sectors which we believe will thrive over the medium- to long-term due to the growth in e-commerce and artificial intelligence, as well as sectors that can capitalise on the changing needs of key demographic cohorts.

Date of inception: 24/11/2023.

[1]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 forall 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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BLACKFINCH
ASSET MANAGEMENT

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:

PRI Principles for Responsible Investment

03 - This Month's Activity

The bidding race for UK specialist healthcare property investor Assura intensified, as Assura's board recommended an increased £1.7bn takeover offer from private equity groups KKR and Stonepeak, and rejected a rival proposal from Primary Health Properties (c. 2.1% portfolio weighting). While there are counter-arguments for each proposal, as investors in Primary Health Properties, we would consider any combination between Assura and Primary Health Properties as a high-risk proposition based on the latest terms. The combined entity would be exposed to significantly higher leverage with the prospect of a credit downgrade and a dividend cut, alongside the execution and timing risk to sell Assura's non-core assets. This may also attract scrutiny from the UK's Competition and Markets Authority.

American Healthcare REIT (c. 3.3% portfolio weighting), the specialist US Senior Housing owner and operator, posted another solid earnings report, with quarterly results surpassing consensus and management increasing guidance. This improved outlook is mainly driven by stronger-than-expected performance from its operating portfolio. Additionally, management has been actively deploying capital and has another $300m of investments in various stages of the transaction process. These potential investments are excluded from the guidance range, potentially providing the scope for further increases in the REIT's financial outlook over the coming quarters.

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 31/05/2025)

First Industrial Realty Trust	**5.19%**
Equinix Inc	**5.14%**
StorageVault Canada Inc	**4.65%**
Digital Realty Trust Inc	**4.06%**
Prologis Inc	**3.97%**
Ventas Inc	**3.69%**
Americold Realty Trust Inc	**3.33%**
LXP Industrial Trust	**3.33%**
American Healthcare REIT Inc	**3.33%**
Arealink Co Ltd	**3.33%**

KEY INFORMATION

All data as at 31/05/2025, 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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