

IFSL Blackfinch NextGen Property Securities Fund

Fund Information Sheet

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 UNPRI credentials: NextGen infrastructure companies are rigorously assessed on a broad range of risk-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.

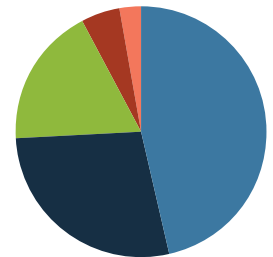
Signatory of:



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.

Thematic Allocation (as at 30/09/2024)

Digitalisation	46.43%
Sustainable Urbanisation	27.92%
Ageing Demographics	18.05%
Emerging Middle Classes	5.03%
Cash & Equivalent	2.58%



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.

IMPORTANT INFORMATION *Capital at Risk. Blackfinch Asset Management Limited 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 in England and Wales company number 11639647. This document is for intermediary information only and does not form any offer or invitation to invest. The IFSL Blackfinch OEIC Sub-Funds are actively managed by Blackfinch Investments Limited. Blackfinch Asset Management Limited act as the promoter and distributor of the IFSL Blackfinch OEIC Sub-Funds. All information correct at October 2024.*