

# NORTHERN TRUST DEVELOPED REAL ESTATE INDEX UCITS FGR FUND

## PASSIVE EQUITY

SHARE CLASS A EUR AS OF NOVEMBER 2024

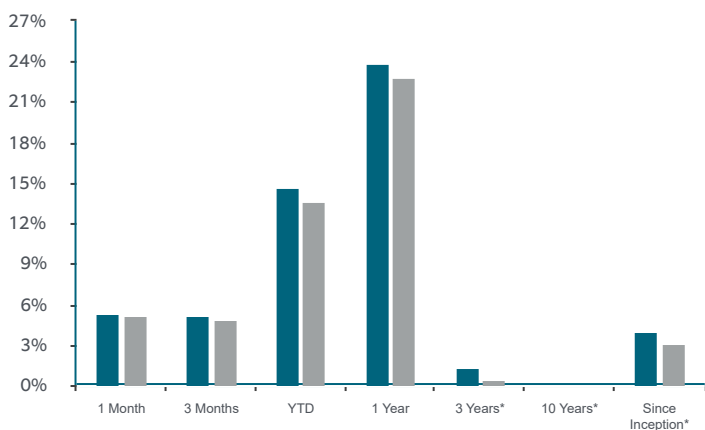
### Investment Objective

The investment objective of the Fund is to closely match the risk and return characteristics of the FTSE EPRA/NAREIT Developed Index (the "Index") with net dividends reinvested. The Fund invests in equities that is, shares and other similar kinds of assets, of Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies which make up the Index. Real Estate Holding and Development companies are involved in real estate activities such as the ownership, trading and development of income-producing real estate. This Fund may be appropriate for investors who can benefit from the tax status of the FGR fund range.

Target Market: This Fund is appropriate for investors who plan to invest over the medium to long term; and are looking for a passively managed investment in the relevant market(s).



### SHARE CLASS PERFORMANCE % - AS OF 30/11/2024



Northern Trust Developed Real Estate Index UCITS FGR Fund  
Index

Reference Index: FTSE EPRA/NAREIT Developed Index

All performance in EUR

### 12 MONTHS PERFORMANCE PERIODS - TO LAST MONTH END

	30/11/23 to 30/11/24	30/11/22 to 30/11/23	30/11/21 to 30/11/22	30/11/20 to 30/11/21	30/11/19 to 30/11/20	30/11/18 to 30/11/19	30/11/17 to 30/11/18	30/11/16 to 30/11/17	30/11/15 to 30/11/16	30/11/14 to 30/11/15	Calendar Year 2023
Share Class	23.89	-7.12	-9.71	31.43	-17.57	18.52	7.68	0.57	2.36	-	6.84
Index	22.83	-8.09	-10.43	30.44	-18.59	17.64	6.58	-0.24	1.50	-	5.96

Index performance returns do not reflect any advisory fees, transaction costs or expenses. It is not possible to invest directly in any index.

The performance figures were re-calculated on 30/08/2024 with minor updates, where appropriate. Further information of any changes can be obtained from the relevant Account Manager.

### RISK WARNINGS

Liquidity Risk – Some recognised exchanges are less liquid or more volatile which may affect the price received and time taken when selling investments.

Counterparty Risk – In case of bankruptcy of the broker, there is no guarantee collateral held by the broker will be returned to the Fund. In the event of bankruptcy of the counterparty, the premium and any unrealised gains may be lost.

Investment Risk – The Fund may not achieve its investment objective. An investment in the Fund involves investment risks including possible loss of the amount invested.

Derivative Risk – Derivatives may result in gains or losses that are greater than the original amount invested.

Currency Risk – Where a class of units are in a currency other than the base currency of the Fund, the non-base unit classes of the Fund may be affected unfavourably by fluctuations in currency rates.

Valuation Risk – A position in the Fund may be valued incorrectly, as some prices may be uncertain at a point in time.

### Past performance does not predict future returns

	1 Month	3 Months	YTD	1 Year	3 Years*	5 Years*	10 Years*	Since Inception*
Share Class	5.30	5.18	14.61	23.89	1.28	2.39	-	4.02
Index	5.25	4.92	13.61	22.83	0.37	1.44	-	3.09

Performance is calculated from the inception of the share-class. All data shown is net of fees.

Please refer to the Fund prospectus for pricing information.

\* Performance shown annualized for periods greater than 1 year.

Where your own currency is different to the currency of the fund's investments, the fund's returns can also be affected by fluctuations in currency exchange.

The unswung initial launch price has been used as the starting point for performance.

Thereafter swung NAVs are used. Please note the above represents the performance that was achievable by eligible Dutch investors and includes income distributions gross of Dutch withholding tax because these investors receive a refund of the 15% Dutch withholding tax levied. Different investor types and investors from other jurisdictions may not be able to achieve the same level of performance due to their tax status and local tax rules.

## NORTHERN TRUST DEVELOPED REAL ESTATE INDEX UCITS FGR FUND

## TOP HOLDINGS %

	Fund
Prologis, Inc.	5.8
Equinix, Inc.	5.0
Welltower Inc.	4.5
Digital Realty Trust, Inc.	3.4
Simon Property Group, Inc.	3.2
Public Storage	3.0
Realty Income Corporation	2.7
Goodman Group	2.5
Iron Mountain, Inc.	1.9
Extra Space Storage Inc.	1.9

## SECTOR ALLOCATION %

	Fund	Benchmark
Retail REITs	16.7	16.7
Industrial REITs	14.9	14.9
Health Care REITs	10.4	10.3
Multi-Family Residential REITs	9.0	9.0
Data Center REITs	8.6	8.6
Real Estate Operating Companies	6.8	6.8
Diversified REITs	6.2	6.2
Self-Storage REITs	6.1	6.1
Office REITs	5.3	5.3
Other	16.0	16.0

## TOP REGIONS/COUNTRIES %

	Fund	Benchmark
United States	66.2	66.2
Japan	8.0	8.0
Australia	6.4	6.4
United Kingdom	3.7	3.7
Singapore	2.7	2.7
Other	13.0	13.0

## CURRENCY ALLOCATION %

	Fund	Benchmark
U S Dollar	66.2	66.2
Japanese Yen	8.0	8.0
Australian Dollar	6.4	6.4
Euro	5.1	5.0
British Pounds	3.7	3.7

## FUND OVERVIEW

Domicile	Netherlands
Legal Structure	Fonds voor gemene rekening (FGR)
Regulatory Structure	UCITS
Proxy Voting*	Yes
Use of Income	Distributing
Distributions	May;November
Total Fund Assets	315.77m USD
Benchmark	FTSE EPRA/NAREIT Developed Index
Fund Launch Date	11/03/2015
Share Class Launch Date	11/03/2015
Fund Base Currency	USD
Share Class Currency	EUR
Bloomberg Code	NTDREAE NA
ISIN	NL0010948246
Minimum Initial Investment	0.00 USD
Minimum Subsequent Investment	0.00 USD
Dealing Frequency	Daily
Dealing Deadline	2:00 PM Dutch Time on the day prior to the Dealing Day
Settlement	T+ 2
Portfolio Manager	Team Managed
OCF Share Class**	0.10%
Has Securities Lending	No
Has UK Reporting Status	Yes
SFDR	6
Swing Pricing	Yes
Country Registration	Austria, Germany, United Kingdom, Luxembourg, Netherlands

\*Details on proxy voting can be found here:

[www.northerntrust.com/netherlands/what-we-do/investment-management/stewardship/proxy-voting-policies](http://www.northerntrust.com/netherlands/what-we-do/investment-management/stewardship/proxy-voting-policies)

\*\* Where a share class has less than a full calendar year history the Ongoing Charge Figures (OCF) are estimated and may vary from time to time.

## FUND CHARACTERISTICS

	Fund	Benchmark
Trailing 12-Month Price-to-Earnings Ratio	29.7	29.7
Weighted Average Market Cap (\$M)	30,512.3	30,500.7
Price-to-Book Ratio	1.5	1.5
Dividend Yield*** (%)	3.7	3.7
Return on Equity (%)	4.8	4.8
Number of Holdings	364	363

\*\*\* The Dividend yield is calculated at the fund level by Factset as a weighted average of the gross dividend yield of the stocks within the portfolio and index.

## Glossary

**Business Related Exclusions :** Business related exclusions cover tobacco manufacturing, retail and trade and for-profit prisons.

**ISIN:** International Securities Identification Number. It is a 12-digit alphanumeric code that uniquely identifies a specific security.

**Ongoing Charge:** is a figure representing all annual charges and other payments taken from the fund.

**Price-to-Book Ratio:** is used to compare a firm's market capitalization to its book value. It's calculated by dividing the company's stock price per share by its book value per share. Book value is calculated as follows: (total asset - total liabilities) / number of shares outstanding.

**Quant Active:** securities are chosen based on numerical data compiled through quantitative analysis. It is aiming for high alpha from exposure to multiple factors: proven stock ranking model focused on selecting stocks that exhibit good value, quality, momentum and analyst revisions characteristics etc.

**Standard Risk Indicator:** is a value based on the volatility of the fund, which gives an indication of the overall risk and reward profile of the fund.

**Swing Pricing:** protects existing shareholders against fund dilution by passing transaction costs to purchasing or redeeming shareholders. It allows funds to adjust the net asset value up or down once purchase or redemption limits are exceeded.

**Trailing 12-month price-to-earnings ratio:** is a relative valuation multiple based on the last 12 months of actual earnings, calculated by dividing the current stock price by the trailing EPS for the previous year.

**Weighted Average Market Cap:** refers to a type of stock market index construction that is based on the market capitalization of the index's constituent stocks.

## For More Information

Please visit [www.fgrinvesting.com](http://www.fgrinvesting.com) or alternatively please consult with your distributor.

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## DISCLOSURE

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Please refer to the prospectus and to the KID/KIID before making any final investment decisions. The prospectus is available in English and the Key Information Document is available in English and translated versions, where applicable, at [www.fgrinvesting.com](http://www.fgrinvesting.com).

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The Fund is managed by Northern Trust Fund Managers (Ireland) Limited. This Fund, a sub-fund of Northern Trust UCITSFGR Fund (NTFGR), is a regulated collective investment scheme in the Netherlands under AFM UCITS (ICBE) regulations. The Fund makes use of the Temporary Permissions Regime in the United Kingdom allowing EEA-domiciled funds to be distributed in the UK for a limited period until full authorisation is obtained.

Past performance does not guarantee future results. Information contained herein has been obtained from sources believed to be reliable, but its accuracy and completeness are not guaranteed. Information is only current as of the date stated and is subject to change without notice. Fund performance data provided herein should not be relied upon as a basis for investment decisions; performance data may be revised. This information does not constitute a recommendation for any investment strategy or product described herein. This information is not intended as investment advice and does not take into account an investor's individual circumstances. The information contained in this document is neither an offer for sale nor a solicitation of an offer to buy securities or related financial instruments.

Our UCITS Funds have been categorized in accordance with the SFDR categorization. For more information please visit:

[www.northerntrust.com/europe/what-we-do/investment-management/sustainable-finance-regulation](http://www.northerntrust.com/europe/what-we-do/investment-management/sustainable-finance-regulation) .

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