

# Global Real Estate Fund

Access to direct global property

Q1 2020

For financial advisers only

**Note:** Due to ongoing Covid19 uncertainty and difficulty in valuing direct assets, we have temporarily ceased trading on this fund. This measure has been taken to protect investors interests.

The Global Real Estate fund invests in direct property markets, as well as listed real estate, Real Estate Investment Trusts (REITs) and other Real Estate Investment Funds. It aims to provide long-term growth through a combination of income and capital appreciation.

## Why invest in the Standard Life Global Real Estate Fund?

### 1. Global opportunities

The Fund invests in global direct property providing access to a broad opportunity set across countries, sectors and real estate cycles.

### 2. Diversification

The Fund uses both direct and indirect property providing investors with access to a highly-diversified real estate portfolio.

### 3. The potential for better risk-adjusted returns

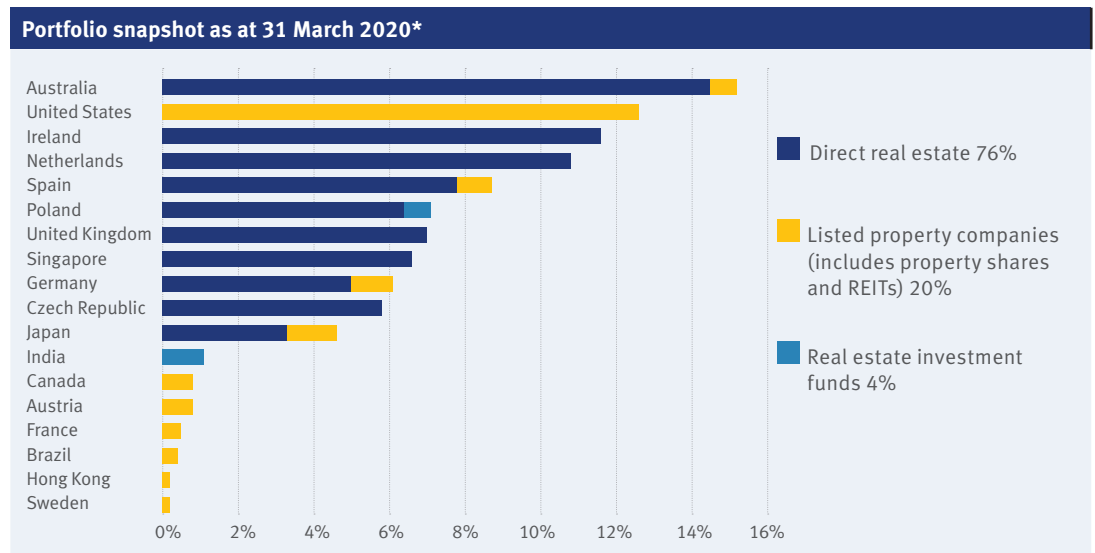
Investing globally can provide investors with the potential for higher returns and lower risk when compared to investing solely in the property market of one single country, such as Ireland.

### 4. Stable income

Commercial property can offer a stable rental income from financially secure long-term tenants. The current gross yield on the fund is 4.2%^.

### 5. Capital appreciation

Property assets can appreciate in value over time, providing the potential for capital growth.



^Source: Aberdeen Standard Investments, 31 March 2020

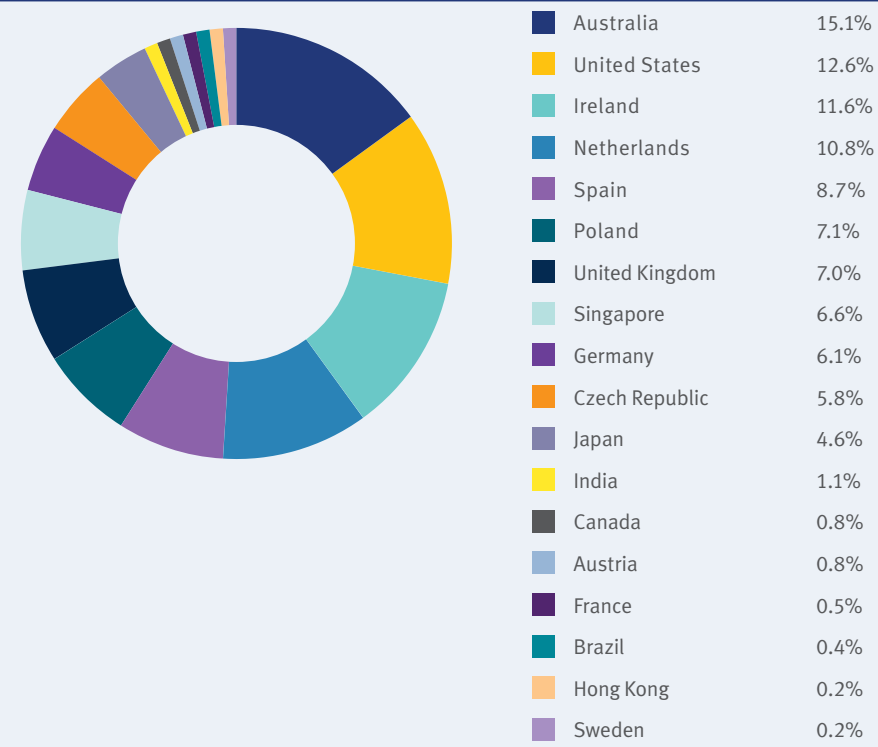
\*Figures exclude cash. Source: Aberdeen Standard Investments, 31 March 2020

### Key direct property metrics as at 31 March 2020

Number of direct properties	17
Number of countries	18
Number of tenancies	148
Average unexpired lease term to first break	4.8 years
Current yield	4.7%

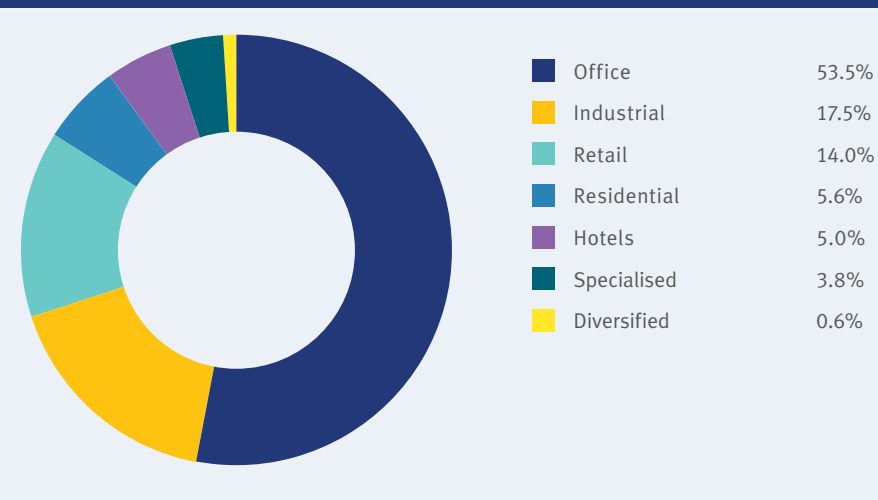
\*Figures exclude cash. Source: Aberdeen Standard Investments, 31 March 2020

### Geographic snapshot as at 31 March 2020



\*Figures exclude cash. Source: Aberdeen Standard Investments, 31 March 2020

### Sector allocation as at 31 March 2020



\*Figures exclude cash. Source: Aberdeen Standard Investments, 31 March 2020

Rank	Top 10 direct property assets as at 31 March 2020	% of fund
1	WTC Almeda Park Building 4, Barcelona	7.8%
2	3 & 5 Custom House Plaza, Dublin	7.4%
3	DC Goossens, Veghel, The Netherlands	7.3%
4	432 St Kilda Rd, St Kilda, Melbourne, Victoria	7.2%
5	44 Esplanade, Jersey	7.0%
6	48/48A, 52/54 and 56 Peck Street, Singapore	6.6%
7	Galeria Gniezno, Poland	6.4%
8	Niu Fury Hotel, Messe, Munich	5.0%
9	Fleming Court, Dublin	4.2%
10	Retail Park Hana, Kafkova	3.6%
	Total	62.5%

Source: Aberdeen Standard Investments, 31 March 2020

## How do Aberdeen Standard Investments manage the Global Real Estate Fund?

The fund is managed by the Global Real Estate team in Aberdeen Standard Investments. They thoroughly research and analyse each investment idea, using a disciplined and repeatable investment process, before it's added to the fund. This team of more than 255 dedicated real estate professionals manage real estate assets worth €44 billion<sup>^</sup>.

<sup>^</sup>Source: Aberdeen Standard Investments, 31 March 2020

## Switching your fund, transferring or cashing in

Your client may be one of many investors in a fund. Sometimes, in exceptional circumstances:

- we may change the pricing basis of a fund to reflect cash flows in and out. If it's a property based fund, due to the high transaction charges associated with the assets, this can result in a significant movement of the fund price
- we may also wait before we carry out your client's request to switch their funds, transfer or cash in their policy. This delay could be up to a month. But for some funds, the delay could be longer, for example, if it's a property based fund, it may be up to 12 months because property and land can take longer to sell

If we have to delay switching, transferring or cashing in, we'll use the fund prices on the day the transactions take place - these prices could be very different from the prices on the day that your client made the request.

These are processes which aim to maintain fairness between those remaining invested and those leaving a fund.

# Find out more

If you'd like more information on our funds, or if there's anything else we can help you with, just call us or visit our website

**(01) 639 7900**

Mon-Fri, 9am to 5pm. Calls may be monitored and/or recorded to protect both you and us and help with our training. Call charges will vary.

**[www.brokerzone.ie](http://www.brokerzone.ie)**