

# Global Property Securities Fund - HKD D2 Income Plus (Gross) Units

30 September 2022

## Investment advisor

Principal Global Investors, LLC ("PGI")

## Sub investment advisor

PGI has appointed Principal Real Estate Investors, LLC ("PrinRE"), Principal Global Investors (Europe) Ltd ("PGIE"), Principal Global Investors (Australia) Ltd ("PGIA") and Principal Global Investor (Singapore) Limited ("PGIS") as the Sub-Investment Advisors. PrinRE is a specialized investment management group of Principal Global Investors which is located across various investments locations. The real estate capabilities of PrinRE span the spectrum of public and private equity and debt investment alternatives.

## Fund managers

**Kelly D. Rush, CFA**  
38 Yrs Industry Exp  
**Anthony Kenkel, CFA, FRM**  
25 Yrs Industry Exp  
**Simon Hedger**  
44 Yrs Industry Exp

## Investment objective

To provide a return primarily from a global portfolio of public securities of companies engaged in the property industry or whose value is largely derived from property assets. This may include REITs, Non-REIT real estate companies and similar structures or equity and debt securities of companies with at least 50% of their assets, income or profits derived from property related products or services at the time of investment.

## Index

FTSE EPRA NAREIT Developed NTR Index\*

## Fund facts

Fund size HKD 4,500.5m  
Base currency USD  
Fund domicile Ireland  
UCITS qualifying Yes  
Pricing Daily  
Dealing 10am Dublin  
5pm Hong Kong SAR

## Unit class facts

Launch date 03 Jun 2022  
Currency HKD  
Minimum investment US\$1,000  
Management fee(s) 0.80% pa  
Income distribution Income  
Distribution frequency:

## Fund grading

Kelly Rush and Anthony Kenkel + rated -  
Citywire Fund Manager Ratings



The share class launched less than 12 months ago, as such, there is currently insufficient past performance data to be displayed.

## Fund analysis

	Fund	Index
Active Share	56.9	-
Price/Cash Flow	18.1	17.2
Debt to Equity	101.1	236.5
Div Yield Wtd Avg	3.7	4.1
Mkt Cap Wtd Avg USDm	17,302.9	17,692.6

Any yields quoted on the fact sheet are calculated at portfolio level gross of tax and expenses.

## Top 10 holdings (%)

	Fund
Prologis, Inc.	3.9
AvalonBay Communities, Inc.	3.6
Extra Space Storage Inc.	3.6
Invitation Homes, Inc.	3.2
VICI Properties Inc	3.1
Essex Property Trust, Inc.	2.9
Ventas, Inc.	2.7
Rexford Industrial Realty, Inc.	2.6
Alexandria Real Estate Equities, Inc.	2.6
Sun Communities, Inc.	2.5
<b>Total</b>	<b>30.8</b>
No. of holdings	84

## Sector allocation (%)

	Fund	Difference
Office & Industrial	22.4	2.0
Residential	22.2	4.1
Diversified	16.9	-0.2
Healthcare	9.9	1.0
Self-Storage	7.1	0.4
Net Lease	7.0	-2.5
Technology Space	5.6	0.0
Retail	4.5	-6.2
Lodging	1.8	-0.8
Other	0.0	-0.3
Cash	2.6	2.6

## Top 5 stock overweights/underweights (%)

	Difference
<b>Overweight</b>	
Extra Space Storage Inc.	2.0
Rexford Industrial Realty, Inc.	2.0
American Tower Corporation	1.9
AvalonBay Communities, Inc.	1.8
Essex Property Trust, Inc.	1.8
<b>Underweight</b>	
Duke Realty Corporation	-1.3
Digital Realty Trust, Inc.	-1.6
Simon Property Group, Inc.	-1.6
Realty Income Corporation	-2.5
Public Storage	-3.2

## Geographic allocation (%)

	Fund	Difference
United States	60.4	-1.8
Japan	10.0	-1.1
Continental Europe / Emea	6.6	-1.2
Hong Kong	4.7	-0.1
Australia / New Zealand	4.5	0.7
Canada	4.0	1.2
United Kingdom	3.8	0.0
Singapore	3.0	-0.7
Mexico	0.4	0.4
Other	0.0	-0.1
Cash	2.6	2.6

Fund codes

ISIN

IE000DXKTCR3

Registration

Austria, Belgium, Denmark, Finland, France, Germany, Guernsey, Hong Kong SAR, Ireland, Italy, Jersey, Liechtenstein, Luxembourg, Macau, Netherlands, Norway, Singapore, Spain, Sweden, Switzerland and UK

Not all unit classes are registered in the listed countries, please contact your sales representative for more details. In Italy, the Fund is registered for Qualified Investors only and in Singapore, the Fund is registered as a Restricted Scheme for institutional investors and relevant persons defined in the SFA.

Contact us

For more information on the fund, please contact:

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Risk warnings

- Equity markets are subject to many factors, including economic conditions, government regulations, market sentiment, local and international political events, and environmental and technological issues that may impact return and volatility. There is a risk that an investment will decline in value.
- There are specific risks associated with investing in the securities of companies in the real estate industry such as declines in the value of real estate, risks related to general and local economic conditions, increases in property taxes and operating expenses, variations in rental income, the appeal of properties to tenants and increases in interest rates etc.
- The ability to trade REITS in the secondary market can be more limited than other stocks.
- The Fund's investments may be in currencies other than US Dollars. The value of an investment may fluctuate due to changes in exchange rates between currencies or the possible imposition of exchange control regulations.
- This unit class is unhedged. Unhedged unit classes are exposed to greater risk and volatility. Please note the fund does have hedged unit classes available.

Performance note

\*Index disclosure: The Fund is actively managed and aims to outperform the FTSE EPRA NAREIT Developed NTR Index\* (the "Index"). The portfolio manager may reference the Index as part of the investment management process, and it is also considered as part of the investment risk monitoring process. However, the portfolio manager maintains full discretion to select investments for the Fund in line with the above investment policy.

This document presents the performance of this particular unit class of the Fund from the date of inception of the unit class in its unit class currency, as specified on the front page. Performance since inception date of the Fund, which precedes the inception date of the unit class, is available upon request.

Prior to 31st December 2018, the data performance calculations reflect the month-end market close prices of the Fund's assets. After 1 January 2019, the performance data shown is based upon the Fund's Net Asset Value (NAV) prices of the last Irish business day of the month. For Funds not open for dealing on this day this will be an indicative NAV. As a result, it is possible that the stated performance and the actual investment returns available to investors will differ.

For income unit classes, returns are measured on a total return basis i.e. net investment income plus capital gain or loss from investment.

The performance data shown is net of fees and other charges but excludes any potential entry/exit charges – as such the returns an investor receives may be lower.

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Principal Global Investors ("PGI") is the asset management arm of the Principal Financial Group, and includes (amongst other entities): Principal Global Investors LLC ("PGI LLC"), Principal Global Investors (Europe) Limited ("PGIE") and any Sub-Advisers to the Fund. PGIE has been appointed as Distributor for the Fund and has identified that the Fund is compatible with the needs, characteristics and objectives of both institutional and retail investors. Please note however that PGI does not distribute directly to retail investors who should seek independent investment advice before deciding whether the fund in question is suitable to meet their investment needs and objectives.

Full details of the risks associated with investing in the Fund are detailed in the Fund Prospectus, Supplement and Key Investor Information Document ("KIID"). All fees and charges related to the Fund may not be contained within this document. Information regarding the costs and charges associated with the Fund is provided in the MiFID II ex-ante disclosure. These documents are available on our website at principalglobal.com and you are advised to read them before investing so you can make an informed decision about whether to invest. Any person selling or advising you about the Fund may charge you additional costs and you should request information about those costs and charges from that person.

This document is intended for information purposes only. It is not an offer or a solicitation to anyone to subscribe for units in the Fund. It should not be construed as investment advice. There is no guarantee that the investment objective of the Fund will be achieved. Commentary is based on current market conditions, there is no assurance that such events or projections will occur and actual conditions may be significantly different. Expressions of opinion and predictions within this document are accurate as of the date of issuance and subject to change without notice. Reference to a specific investment or security does not constitute a recommendation to buy, sell or hold such investment or security, and is provided for illustrative purposes. Percentages do not always add up to 100% due to rounding.

The Fund may offer different unit classes which may be subject to different fees and expenses (which could affect performance) and may not be available to all investors. Where the Fund offers hedged unit classes, returns of such unit classes may diverge from that of unit classes denominated in the base currency of the Fund and the hedged unit class currency.

The figures published are for information purposes only and provide details of the performance of a comparable index. The method of calculating performance may differ between the Fund and its index. Further, it is not possible to invest in an index.

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Important information

The Investment Objective as stated in this document is a summary, please refer to the supplement for full details of the Investment Objective and Policy of the Fund.

Source & Copyright: CITYWIRE. Portfolio managers are + rated by Citywire for 3 year risk-adjusted performance for the period 31 August 2019 - 31 August 2022. Citywire's exclusive methodology ranks fund managers based on their individual track records across all funds they manage globally.