

Foresight

FOR A SMARTER FUTURE



FP FORESIGHT SUSTAINABLE REAL ESTATE SECURITIES FUND

Factsheet | September 2021



16.75%

Total Return Since Inception



-2.53%

Performance in September 2021



£97.22M

NAV at 30 September 2021



3.64p

12-Month Trailing Dividend

Past performance is not a reliable indicator of future results

Actively managed by the award-winning Foresight Capital Management team, the FP Foresight Sustainable Real Estate Securities Fund (“the Fund” or “REF”) invests in global real estate which meets the Fund’s sustainable investment criteria.

INVESTMENT OBJECTIVES

- The Fund aims to provide an income yield of 4% net of fees with a secondary objective to achieve capital growth over a rolling 5-year period.
- The Fund will only invest in companies that deliver a net social or environmental benefit, meet the principles of the UN Global Compact and meet at least one of four pre-defined UN Sustainable Development Goals.

INVESTMENT PHILOSOPHY

- Invest exclusively in the publicly traded shares of companies that own or operate real estate, with a preference for highly liquid shares.
- A focus on companies that are leaders in sustainable real estate, across social and environmental factors.
- Targeting a 4% income yield, for investors seeking a resilient income in a low interest rate environment.
- Invest in companies that operate in attractive sectors enjoying favourable tailwinds with a focus on logistics, medical properties, social housing and data centres.
- Provide investors with a diversified portfolio of global real estate, investing in companies with assets in Europe, North America and developed Asia.
- Regularly monitor the portfolio companies against a predefined set of criteria to ensure they continue to meet our sustainability requirements.

IMPORTANT NOTICE

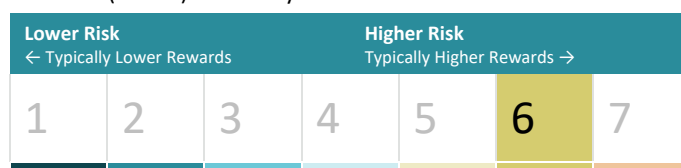
The value of an investment in the Fund, and any income from it, can fall as well as rise. Investors may not get back the full amount they invest. Past performance is not a reliable indicator of future results. We recommend investors seek professional advice before deciding to invest. Investors must read the Fund Prospectus (“Prospectus”), dated March 2021 and Key Investor Information Document (“KIID”), dated February 2021, before making an investment decision. The opportunity described in this document may not be suitable for all investors. Attention should be paid to the risk factors set out in the Prospectus. Words and expressions defined in the Prospectus shall have the same meaning in this Investor Factsheet. Foresight Group does not offer investment or tax advice. Personal opinions may change and should not be seen as advice or a recommendation. There are a number of other risks connected to an investment in the Fund, including (but not limited to) **counterparty risk, liquidity risk and volatility**. These risks are explained in the Fund Prospectus. The Fund focuses on the global listed real estate sector only and will have a less diverse portfolio than the average OEIC.

DETAILS OF THE FUND

Fund Name	FP Foresight Sustainable Real Estate Securities Fund
Fund Type	Open-Ended Investment Company (OEIC)
Investment Manager	Foresight Group LLP
Regulatory Status	FCA Authorised OEIC (a UK UCITS fund)
IA Sector	Property Other
Launch Date	15 June 2020
Fund NAV (at 30 September 2021)	£97.22m
Share Classes	Class A: Accumulation and Income Units
ISIN	Acc: GB00BMFYBB80 Inc: GB00BMFYBC97
SEDOL	Acc: BMFYBB8 Inc: BMFYBC9
Bloomberg Ticker	Acc: FPRESAA LN Inc: FPRESAG LN
Minimum Investment	Lump Sum: £1,000 + subsequent increments of £500 Regular Savings: £100 per month
Ongoing Charges (OFC)	0.85%
Transaction Costs	Refer to your platform or the latest Fund EMT for the transaction costs
Target Total Return	Income yield of 4% per annum with the potential for capital growth over a rolling 5-year period
Currency	GBP (unhedged)
Authorised Corporate Director	FundRock Partners Limited
Suitable for	Institutional Investors, Direct Investors, SIPPs, ISAs, Charities, Offshore Bonds

RISK AND REWARD

The Fund has been classified “6” on the Synthetic Risk and Reward Indicator (“SSRI”) in the Key Investor Information Document.



The SSRI Category is based upon the fund’s risk target and there is no guarantee that the fund will achieve it. The fund’s SSRI is not guaranteed to remain fixed and may change over time. The SSRI risk category was calculated using historical performance data and may not be a reliable indicator of the fund’s future risk profile.

MANAGEMENT COMMENTARY

The Fund returned -2.53% in September, in what was a volatile month for listed real estate, partly due to the struggles of the Chinese listed company Evergrande. The Fund’s six-month total return is 10.75% and the Fund’s 12-month total return is 17.49%.

During the period the Manager, adjusted allocations within the Fund, seeking to reposition to more attractively valued opportunities. This included an increase in weighting in Tritax EuroBox (“EBOX”), with the owner of European logistics warehouses becoming a top-five holding. On 10 September 2021, EBOX announced a €200m equity placing to fund the company’s c.€520m asset pipeline. New shares were priced at 111.5p per share, a 3.5p discount to the last closing price of 115p per share, providing an attractive entry point. Investment in the pipeline will continue to grow and diversify the company’s portfolio, expanding into new geographies and consolidating in existing countries, with an increased focus on higher return assets. The Manager felt that the share placing provided a good opportunity to increase the Fund’s exposure to a high-quality portfolio of logistics warehouses at a dividend yield of 4%. EBOX has assembled a first-class portfolio which has high quality tenants on long, inflation-linked leases. Importantly, the modernity of the assets means that the company’s sustainability credentials are high.

The Fund also increased weightings in two forestry REITs, PotlatchDeltic and Weyerhaeuser. Both companies are vertically integrated and are considered end-to-end forestry businesses, owning timberlands as well as sawmills. High lumber prices, driven by increasing demand from both retail and industrial users, have driven outsized earnings for each company. This excess cash generation means that the companies are sitting on high levels of cash. The FCM team forecast a special dividend for each company would be announced over the coming months, and at the end of September this materialised for Weyerhaeuser, providing a yield boost for the Fund. The FCM team remain cautiously optimistic on the office sector and have retained selective exposure since the Fund’s launch, preferring REITs with modern portfolios that benefit from high sustainability standards. Whatever the pace of office reoccupation, the Manager believes that tenants will now focus on leasing office space that fits with their developing corporate sustainability standards. To this effect, US-listed office REIT Kilroy Realty announced last week that its Indeed Tower in Austin, Texas, had been awarded the highest-level recognition for overall sustainability, LEED v4 Platinum certification under the Core & Shell rating system created by the U.S. Green Building Council. The achievement positions Indeed Tower as the second-largest LEED v4 CS project in the United States and the fifth-largest LEED v4 CS project globally. The design of the building incorporates schemes that reduce water and energy usage as well as lowering the carbon impact in construction due to recycling of existing materials. Assets of this standard are most likely to see demand from the highest quality tenants.

The Fund ended the period with a NAV of £97.22m, having benefitted from continued strong inflows during the month.

PLATFORMS

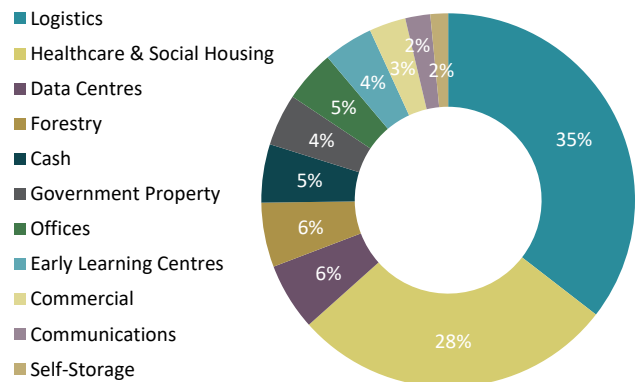


PORTFOLIO

Top 10 Investment Companies

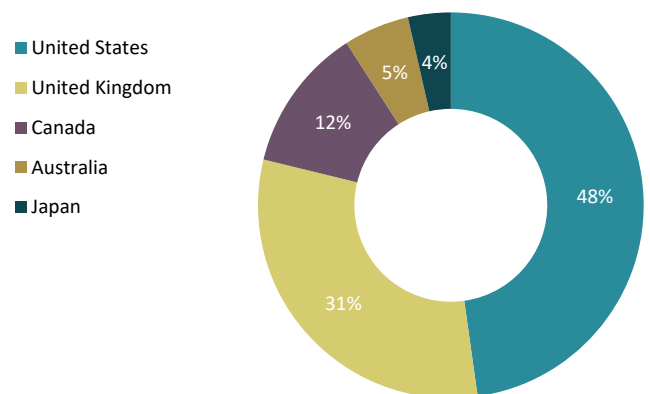
Company	Location	% Portfolio
Medical Properties Trust	USA	9.14
Physicians Realty Trust	USA	9.02
Dream Industrial	Canada	8.63
Tritax EuroBox	UK	6.85
Stag Industrial	USA	4.54
Office Properties Income Trust	USA	4.50
Arena	Australia	4.30
Primary Health Properties	UK	4.18
Coresite Realty	USA	3.93
Civitas Social Housing	UK	3.82

Portfolio Domicile Exposure



Source: Foresight Group. September 2021

Portfolio Sector Exposure



Source: Foresight Group. September 2021



FORESIGHT GROUP

Foresight is a listed infrastructure and private equity investment manager which has been managing funds on behalf of institutions and retail clients for more than 35 years. As at 30 September 2021, Foresight had an estimated £8.1 billion of assets under management across a number of funds, including listed vehicles, Limited Partnerships, Enterprise Investment Schemes, Venture Capital Trusts, Inheritance Tax Solutions and Open-Ended Investment Companies.

Funds managed by Foresight include the ownership of 162 solar projects around the World, 31 onshore wind projects, 43 bioenergy and waste facilities in the UK and Europe and 26 reserve power assets. Foresight also invests in the wider infrastructure sector including hydro, battery storage and waste management and wastewater treatment projects. Together our projects have a potential generating capacity of over 2.7 GW, enough clean renewable electricity to power more than one million UK homes every year. Foresight is headquartered in Guernsey with its principal office in London and international offices in Luxembourg, Rome, Madrid and Sydney.

OUR AWARDS



INVESTMENT MANAGER PROFILE



Mark Brennan, Lead Fund Manager

Mark is the Lead Fund Manager responsible for the fund. He is also the Lead Fund Manager for the FP Foresight UK Infrastructure Income Fund, where he has a successful track record of investing in REITs. Prior to joining Foresight in 2017, Mark held a range of roles within the alternative investment sector, including at Aberdeen Standard Investments and the UK Green Investment Bank.



Nick Scullion, Co-Fund Manager

Nick is the Head of Foresight Capital Management and is responsible for fund management and growth of Foresight's open-ended fund business. He is the Lead Manager of the FP Foresight Global Real Infrastructure Fund. He joined Foresight Group in 2017 and has ten years of experience in fund management, capital markets and corporate finance.



Eric Bright, Co-Fund Manager

Eric joined Foresight Group in 2019 and is a Senior Investment Manager. He has over five years of experience, previously managing a fund and discretionary portfolios at Reyker Securities. He is responsible for fund management in Foresight's open-ended funds business. Eric is a CFA Charterholder.

Important Notice: This has been approved as a financial promotion for the purposes of Section 21 of the Financial Services and Markets Act 2000 by Foresight Group LLP ("Foresight Group"). Foresight Group is authorised and regulated by the Financial Conduct Authority (FRN 198020). Its registered office is The Shard, London SE1 9SG. FundRock Partners Limited is the authorised corporate director of the Fund and Foresight Group is the investment manager. Unless stated otherwise any opinions expressed are those of Foresight Group and may change. They should not be viewed as indicating any guarantee of return from an investment managed by Foresight Group nor as personalised advice or recommendation of any nature. This document should not be taken as a recommendation or offer by anyone in any jurisdiction in which such an offer is not authorised or to any person to whom it is unlawful to make such an offer or solicitation. Portfolio holdings are subject to change at any time without notice and information about specific securities should not be construed as a recommendation to buy or sell any securities.

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