

## Key information

Bought and sold from [Kernel directly](#) or via all major wrap platforms

**Structure:** Portfolio Investment Entity (PIE)

**Fund Inception:** 16<sup>th</sup> June 2021

**Number of constituents:** 251

**Morningstar AU Fund code:** 25037

**Morningstar Fund Code:** F00001CKWC

**Citi Code:** VGE7

**Disclose Register #:** FND23718

**Distribution frequency:** Quarterly

**12 month Yield<sup>1</sup>:** Available June 2022

**Indicative Dividend<sup>2</sup>:** 2.97%

**Management fee<sup>3</sup>:** 0.39% p.a.

## Offer documents

**PDS:** [May 2021](#)

**SIPO:** [May 2021](#)

**ESG Policy:** [click here](#)

**Fund Update:** [September 2021](#)

## Index fundamentals

**Index:** [Dow Jones Global Select ESG RESI Index \(NZD Hedged\)](#)

**Price to Book:** 1.82

**Trailing P/E:** 34.14

**Projected P/E:** 34.54

**Implied Earnings Yield:** 2.90%

## Risk

**Fund update risk Indicator:** 6

**12 month volatility<sup>4</sup>:** 11.63%

**Beta<sup>5</sup>:** 1.03

**Sortino Ratio:** 0.38

## Monthly returns standard deviation

	+/-1 (68%)	+/-2 (95%)
<b>1 year</b>	4.07%	8.13%
<b>3 years</b>	5.72%	11.45%
<b>5 years</b>	4.67%	9.34%

## Range of 12 month index returns

	1 year	5 years
<b>Worst</b>	-17.33%	-37.73%
<b>Median</b>	33.02%	6.02%
<b>Average</b>	21.98%	6.35%
<b>Best</b>	59.17%	59.17%

## Fund overview

This fund invests in global real estate companies with weighting towards sustainable practices. Using the independent assessment of GRESB, this fund invests in companies owning and operating real estate. This ranges from traditional office and retail to residential providers in the US, Japan and Europe, to more specialised real estate including storage companies, hospital owners and hotels. The sustainability dimension is recognised through overweighting those companies with relatively high GRESB scores and underweighting those with lower or zero scores. The fund targets a position of being fully hedged back to New Zealand dollars.

## Benefits

The Global Green Property fund can be used in a variety of investment strategies:

- To diversify a portfolio and manage risk. Property often has a low correlation to other asset classes
- Provide an income stream and protection against inflation

## Performance<sup>6</sup>

	1 month	3 months	1 year index*	3 years p.a. index*	5 years p.a. index*
Performance (after fees at 0% PIR tax)	-0.96%	-0.66%	29.82%*	7.07%*	7.21%*
Net index difference <sup>6</sup>	-0.21%	-0.46%			
Gross tracking difference	-0.17%	-0.31%			
Tracking Error	0.042%	0.087%			
Performance (after fees at 28% PIR tax)	0.26%	-0.12%			

\* Index returns do not reflect deductions for charges and taxes.

## Index Calendar return

2020	2019	2018	2017	2016
-14.49%	21.59%	-3.40%	7.07%	6.30%

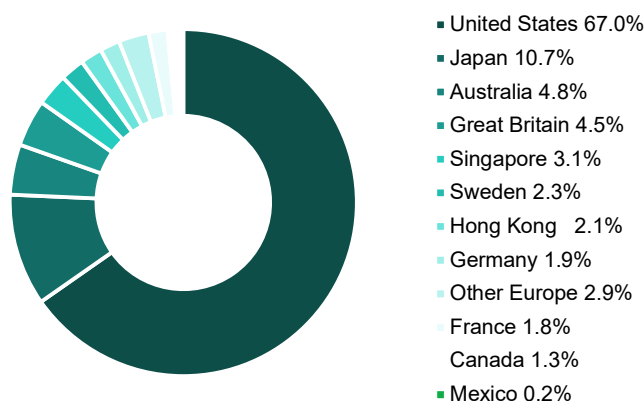
## Index value chart

**\$10,000 invested 5 years ago<sup>7</sup>: \$14,164**



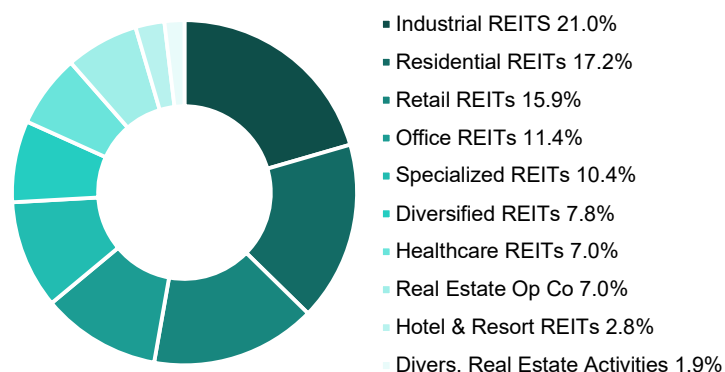
## Where does the fund invest?

This shows the country weight that the fund invests in:



## What does the fund invest in?

This shows the GICS<sup>9</sup> weighting for the fund:



## Asset allocation

Asset	% of fund NAV
Directly held equities	102.54%
Indirectly held (funds)	0.00%
NZ Cash	-2.11%
Foreign Cash	2.03%
Hedging Contracts	-2.57%
Dividends Receivable	0.14%
Creditors	-0.03%

## Top 10 investments

Company	Country	% of fund NAV
ProLogis	US	9.97%
Digital Realty Trust	US	4.67%
Simon Property Group	US	3.47%
AvalonBay Communities	US	3.42%
Equity Residential	US	2.85%
Public Storage	US	2.77%
Alexandria Real Estate	US	1.94%
Welltower	US	1.90%
Goodman Group	AU	1.84%
Essex Property Trust	US	1.69%

## Impact

**Carbon Footprint:** 8.0 metric tons per USD1m invested. 43% below global benchmark<sup>8</sup>. Operational and first tier supply chain greenhouse gas emissions

**Carbon Efficiency:** 123.48 metrics tons / USD1m revenue. 16% higher than global benchmark<sup>8</sup>. The index's absolute owned greenhouse gas emissions divided by the sum of revenues.

### Alignment to Sustainable Development goals:

From 1 October 2021, Green Property adopted additional exclusion criteria based on Sustainalytics Product Involvement data. The exclusions cover Controversial Weapons, Tobacco Products, Fossil Fuel, Gambling, Adult Entertainment and Alcohol involvement areas.

The Top 10 investments make up 34.52% of the fund

## Index Eligibility Criteria

- Start with Dow Jones Global Select RESI Index
- Assign [GRESB Real Estate Assessment](#) score if available
- Companies ranked bottom half, weight reduced 30% each.
- Excess prorate distributed to companies ranked top quartile.

The [GRESB Real Estate Assessment](#) is structured around seven aspects and contains approximately 50 indicators. The assessment evaluates performance against seven sustainability aspects, including information on performance indicators, such as energy, GHG emissions, water and waste.

## Further information

The information is not investment advice. Kernel has taken reasonable steps to ensure that the information in this document is accurate and up-to-date. Kernel does not accept any responsibility for any error or omission or for any loss resulting from the use of this information, except to the extent required by law.

<sup>1</sup> 12 month Yield is calculated as the last 4 quarterly distributions divided by unit price 12 months ago. This is the experience an existing investor would have had.

<sup>2</sup> Indicative Dividend is the index calculation in USD of the underlying dividends in the last 12 months divided by the current valuation

<sup>3</sup> Management fee before rebates.

<sup>4</sup> 12 month volatility is the standard deviation of daily returns, annualised by multiplying by the square root of # periods. The same measure for 5 years is used for the Risk Indicator.

<sup>5</sup> Beta is portfolio by comparison to the broader market benchmark of the S&P Broad Market Index (BMI)

<sup>6</sup> Performance assumes distributions reinvested. Net index difference is after management fees, stamp duties, and transaction costs.

<sup>7</sup> Growth of a hypothetical investment in the Total Return index (no allowance for fees or taxes) and no further contributions

<sup>8</sup> Benchmark is S&P Global BMI Real Estate sector. See explanation of Trucost [methodology](#)

<sup>9</sup> [Global Industry Classification Standard \(GICS\)](#)