Salt Global Listed Property Fund Fact Sheet – July 2025

Manager Profile

Salt Funds Management is a boutique investment management firm wholly owned by its employees which specialises in actively seeking to maximise returns while managing the risks of the investment. Salt examines investments for their environmental and social impact as well as the quality of their governance.

Fund Name Change

As of 13 June, the Salt Sustainable Global Listed Property Fund is being renamed the Salt Global Listed Property Fund. There is no change to investment disciplines or approach; however, this aligns the fund better with current global regulatory trends.

Investment Strategy

The Fund's investment objective is to outperform (after fees and expenses but before NZ tax) the total return of its benchmark, the FTSE EPRA Nareit Developed Real Estate Index Hedged in NZD on a rolling three-year basis. The Fund targets a portfolio of global listed real estate companies with sustainable total return potential and superior Environmental, Social and Governance (ESG) credentials and factor scores with respect to the benchmark index.

Fund Facts at 31 July 2025

Benchmark	FTSE EPRA Nareit Developed Real Estate Index hedged into NZD
Fund Assets	$39.38 million
Inception Date	16 September 2021
Underlying Manager	Cohen & Steers

Unit Price at 31 July 2025

Application	0.8619
Redemption	0.8584

Investment Guidelines

The guidelines for the Global Listed Property Fund are:

Global equities	95% – 100%
Cash	0% – 5%

Target Investment Mix

The target investment mix for the Global Listed Property Fund is:

Global equities	100%

Fund Allocation at 31 July 2025

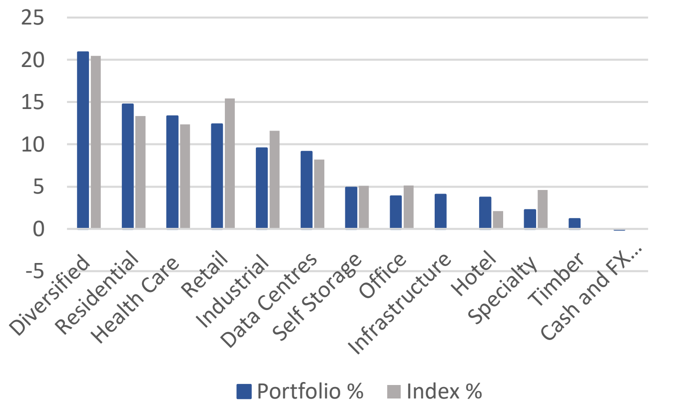
Global equities	100%
Cash & short-term, FX forwards (net)	0.0%

Fund Performance to 31 July 2025

Period	Fund Return	Benchmark Return
1 month	-0.19%	-0.27%
3 months	3.39%	2.55%
6 months	2.94%	1.17%
1 year	4.29%	2.33%
2 years p.a.	7.21%	5.20%
3 years p.a.	2.41%	0.17%
Since inception p.a.	0.99%	-1.55%

Performance is before fees and PIE tax and adjusted for imputation credits. Benchmark performance is gross.

Fund Sectoral Weightings in % as at 31 July 2025



Source: Cohen & Steers 31 July 2025

Top 10 holdings as at 31 July 2025	
Welltower	Crown Castle
Digital Realty Trust	Essex Property Trust
Prologis	Host Hotels & Resorts
Invitation Homes	Extra Space Storage
Goodman Group	Simon Property Group

The fund's top 10 holdings comprise 41.52% of the portfolio

Source: Cohen & Steers Monthly Report 31 July 2025

Sustainability metrics (for information only)

Fund ESG Scores	Portfolio	Index
Cohen & Steers ESG score	6.90	6.67
MSCI ESG score	6.06	5.99

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Market Review

The Salt Global Property Fund declined marginally for the July month, by -0.19% (before fees) but outperforming its benchmark which slipped -0.27% for the month, against a backdrop of continuing market volatility and uncertainty despite equity market gains. For the full year, the fund gained 4.29% (before fees) and substantially outperformed its benchmark, which rose by 2.33%.

- Highlights during the month of July included a further postponement in the finalisation of President Trump's reciprocal tariffs. Several agreements were announced during the month and culminated in the release of the president's "further modification" of all tariffs at the end of the month. Also, the One Big Beautiful Bill Act (OBBBA) passed through congress and was more stimulatory than the initial version of the bill.
- The reduction of policy uncertainty saw developed market equities up 1.3% (in USD) in the month, marking an all-time high. In NZ dollar terms, the world equity index rose 4.2% as the NZD/USD weakened. Concerns about fiscal sustainability were a headwind for bond markets over the month. The global aggregate bond index lost 1.5% in USD; 0.2% hedged in NZD.
- In the US, second quarter earnings reports showed companies generally beating consensus earnings and revenue growth. This indicates the recent political turmoil and policy flip-flopping has thus far not impacted earnings.
- The US June CPI report came in slightly better than expected, though early signs of the impact of tariffs are beginning to emerge. Incipient inflation concern also held bond returns down.
- The Federal Reserve left interest rates unchanged, waiting for further clarity on the tariff impact on consumer prices. The political pressure for Chair Jay Powell to cut rates is intense.
- In Europe the June CPI came in at 2% y/y. After eight interest rate cuts, the European Central Bank left rates unchanged in July with ECB President Christine Lagarde saying they were well placed to wait and see the impact of tariffs.
- Japan was struck with fresh political uncertainty during the month as the ruling LDP lost its majority in the upper house elections. This has raised concerns about the political commitment to fiscal consolidation. Inflation remains well above target and with the final tariff rate being set at a lower than expected 15%, mitigating some of the downside risk to the economy, markets are starting to price in the possibility of another hike in interest rates this year.

Portfolio Review July 2025

Global real estate securities declined in July amid higher bond yields in various markets. Investors continued to focus on ongoing trade developments, including the U.S. agreement with the European Union and Japan on a 15% baseline tariff deal.

The Federal Reserve held its benchmark interest rate steady and tempered expectations for a September rate cut given continued uncertainty around tariffs and inflation. The European Central Bank kept its benchmark interest rate unchanged, with June inflation in line with the region's 2% target.

In the U.S., real estate securities fell amid a higher 10-year Treasury yield and hawkish Fed remarks, despite improved optimism around the U.S. growth outlook and generally solid U.S. REIT earnings results. Health care companies rose; senior housing operator Welltower, which continues to be acquisitive, reported strong internal and external growth, benefiting from robust senior housing fundamentals.

Among retail-oriented sectors, regional malls advanced on an improving U.S. growth outlook and generally resilient economic data. Performance among shopping centres was mixed, and the sector was slightly negative overall. Hotel property types gained, as demand has proven more resilient than the market expected earlier in the year. Industrial landlords, among the REIT sectors most sensitive to tariff concerns, outperformed. A bellwether company rose following trade agreements with the EU and Japan.

Data centres modestly declined, outperforming the benchmark. Digital Realty Trust performed well; while second-quarter leasing decelerated from the company's first-quarter record, core fundamentals remained positive.

Within residential sectors, manufactured homes declined. A Michigan-based landlord fell despite reporting a broadly positive update (albeit on low expectations), including better-than-feared transient recreational vehicle (RV) results and solid execution in its core manufactured housing business.

Single-family homes for rent declined; one index constituent provided a disappointing update, with an incremental deceleration in leasing activity. Apartment REITs also fell; the sector was pressured as the Southern and Sunbelt regions continued to work through a supply glut. An apartment landlord with exposure to suburban coastal markets issued an underwhelming leasing update.

Self-storage companies continued to struggle with a lack of pricing power.

Real estate securities in Europe struggled; the U.K. declined against a backdrop of higher-than-expected inflation and evidence of a slowing economy. Spain advanced; diversified landlord Merlin Properties was supported on very strong signals from the Spanish economy and recent earnings results, which included data centre capacity expansion.

France benefited from strength among retail-oriented landlords, as earnings results were in line with expectations. One retail landlord reported positive rent growth across countries. In Belgium, industrial landlords outperformed while self-storage companies trailed. A health care property operator, which is progressing on its merger with a peer, declined. U.K. real estate shares trailed; inflation ran above expectations, and borrowing costs continued to rise amid government turmoil, with budget funding concerns looming.

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The economy has shown signs of shrinking, with weakness in retail sales. The U.K. government also announced plans to ban upward-only rent reviews, though this could take years to enact. Self-storage, office and residential property types were among the worst performers. A student housing REIT trailed in the wake of its offer for a peer. Sweden and Germany, which tend to be particularly sensitive to interest rates, trailed.

The Asia Pacific region gained, supported by macro strength and trade progress. Hong Kong stocks were broadly supported by China's trade de-escalation with the U.S. and resilient second-quarter China macro data. Property stocks benefited from a continued low Hong Kong Interbank Offered Rate (HIBOR) and favourable economic data, including a decrease in primary residential inventory and a narrowing of office market rent declines. Retail landlords advanced, as retail sales data recently turned positive year over year.

In Singapore, the central bank kept monetary policy unchanged after first-half 2025 GDP growth surprised to the upside. Singapore interest rates have come down materially vs. U.S. rates, as the market is seen as a safe haven investment. Highly leveraged and cyclical REITs outperformed due to lower Singapore interest rates and an improving outlook for office property types. Several of the more defensive areas, including health care, trailed.

In Australia, office landlords outperformed, benefiting from the broader rotation into value. A pure-play fund manager rose, benefiting from its central business district office exposure and a broader inflection in transactional and fundraising activity in Australia. A mall landlord lagged over the month after earlier strong performance.

In Japan, the country's deal with the U.S. for a 15% across-the-board tariff was generally greeted positively, since the downside scenario was avoided. JREITs outperformed, aided by domestic fund flow returning and increased confidence that J-REIT dividends had mostly bottomed.

Portfolio Performance

The portfolio had a slightly negative total return in the July month but was positive for the last three months and one year, outperforming its benchmark for longer periods beyond one month.

Key contributors

• **Stock selection in the U.S.:** Our overweight in senior housing specialist Welltower rose on reports of strong growth, benefiting both from robust senior housing fundamentals and acquisitions. Our out-of-index position in Crown Castle was beneficial, as the tower landlord benefited from better-than-expected demand trends and cost controls. Our noninvestment in apartment REIT AvalonBay Communities also aided performance.

• **Stock selection in Hong Kong:** Our overweight in Wharf REIC aided performance; the discretionary retail company advanced along with Hong Kong retail landlords broadly.

• **Overweight in Spain:** Our overweight in Spain benefited from the country's comparative economic strength.

Key detractors

• **Stock selection in Singapore:** An overweight in suburban retail operator Frasers Centrepoint Trust, viewed as more defensive, hindered performance.

• **Stock selection in the U.K.:** An overweight in logistics landlord Tritax Big Box REIT declined, as its offer for an acquisition was bested by a private equity firm.

• **Stock selection in Australia:** Our out-of-index allocation to manufactured homes landlord Ingenia Communities Group underperformed, although was little company news.

Investment Outlook (Cohen & Steers commentary)

As we move forward in an environment shaped by tariffs and trade uncertainty, we believe real estate stocks are relatively insulated from the resulting headwinds. REITs' long-term performance has been underpinned by their stable business models, which focus on acquiring and developing high-quality assets that generate recurring (and largely domestic) income tied to leases with creditworthy tenants.

This business is less exposed to global trade flows, meaning real estate should be less affected by tariffs—though some sectors, such as industrial and retail, may face more direct risks.

We maintain a positive view of U.S. REITs, with a preference for assets with strong secular growth profiles and pricing power. Data centres should continue to benefit from strong demand for cloud computing and artificial intelligence.

The single-family rental sector is still benefiting from affordability issues in the for-sale market, which have led to higher demand for rental housing. Within health care, we are constructive on senior housing, where accelerating occupancy and pricing power are driving revenue growth.

We have become more positive on self-storage, anticipating a turn in sector fundamentals. In retail, we favour landlords with high-quality properties and strong external growth profiles that can support long-term market share gains. However, we are mindful of potential retailer bankruptcies, as well as the impact of elevated inflation and a possible consumer slowdown.

We have become more positive on offices in select gateway markets.

In Europe, we see value opportunities but remain watchful of rising geopolitical risks. Our current positioning is based more on property sector and company-specific factors than country-level exposure, reflecting shared themes across the region. We favour logistics and self-storage for their defensive qualities and structural growth characteristics. We also like select high-quality continental retail property owners.

In Asia Pacific, we prefer countries with stronger economic backdrops. In Australia, we favour industrial, self-storage and residential companies, and we remain generally cautious on retail and offices.

In Singapore, we have a positive view on hospital fundamentals and continue to favour retail, where sales remain above pre-pandemic levels—supporting the potential for higher rents. We have a more positive view of Singapore office REITs given an improving outlook for the sector.

We are close to neutral weight in Japan, where we favour companies with strong shareholder return potential.

We have grown more positive on Hong Kong due to compelling valuations and a stabilizing macro backdrop in China.