Salt Global Listed Property Fund Fact Sheet – August 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 August 2025

Benchmark	FTSE EPRA Nareit Developed Real Estate Index hedged into NZD
Fund Assets	$40.55 million
Inception Date	16 September 2021
Underlying Manager	Cohen & Steers

Unit Price at 31 August 2025

Application	0.8879
Redemption	0.8842

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 August 2025

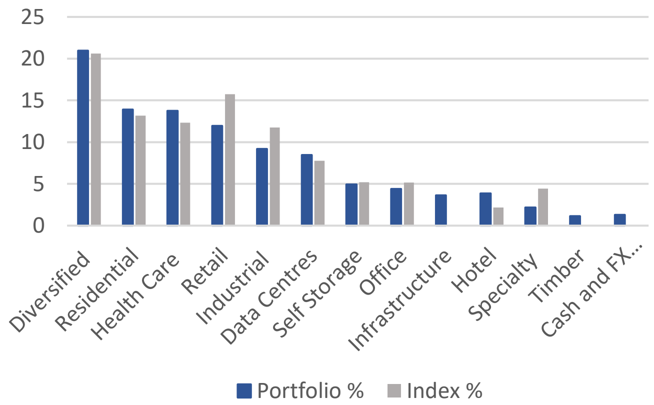
Global equities	98.7%
Cash & short-term, FX forwards (net)	1.3%

Fund Performance to 31 August 2025

Period	Fund Return	Active Return vs. benchmark
1 month	3.13%	-0.51%
3 months	3.84%	+0.13%
6 months	4.23%	+1.33%
1 year	2.69%	+1.69%
2 years p.a.	10.11%	+1.59%
3 years p.a.	5.34%	+1.97%
Since inception p.a.	1.76%	+2.39%

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

Fund Sectoral Weightings in % as at 31 August 2025



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

The fund's top 10 holdings comprise 39.98% of the portfolio

Source: Cohen & Steers Monthly Report 31 Aug 2025

Sustainability metrics (for information only)

Fund ESG Scores	Portfolio	Index
Cohen & Steers ESG score	6.89	6.66
MSCI ESG score	6.05	6.01

SALT FUNDS MANAGEMENT
Level 3, The Imperial Buildings, 44 Queen Street | PO Box 106-587, Auckland 1143
P: +64 9 967 7276 | E: info@saltfunds.co.nz | www.saltfunds.co.nz

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Market Review

The Salt Global Property Fund rose strongly for the August month, by 3.13% (before fees) but underperformed its benchmark slightly. For the full year, the fund gained 2.69% (before fees) and outperformed its benchmark, by 1.69% (before fees.)

August saw good returns across most major asset classes. The US second quarter earnings season continued with corporate earnings beating subdued expectations in aggregate. The biggest market-moving event was the release of weaker-than-expected July US labour market data. This stoked expectations of Fed rate cuts ahead.

- In this environment developed market equities rose 2.6% over the month while the global aggregate bond index rose 1.5%, both in US dollar terms.
- In the US the weak labour market data was followed by a dovish speech by Federal Reserve Chair Jerome Powell at the annual Economic Symposium in Jackson Hole, in which he indicated the balance of risks had shifted from upside tariff-induced risks to inflation to downside risks in the labour market. This saw interest rate markets increasing bets on the likelihood of a cut in US interest rates in September.
- Lack of progress on fiscal consolidation continues to heap pressure on politicians across Europe. In France the Prime Minister has called a no confidence vote for September 8th as he struggles to build support for budget cuts. At the same time, activity data across the region is proving resilient as the composite PMI rose to 51.1 in August.
- Japan's TOPIX was the best performing market in local currency terms over the month, helped by the trade deal secured with the US at the end of July that was on more favourable terms than earlier indications. Also, the economy grew by a better-than-expect +0.3% in the June quarter.
- China's share market benefitted from a further extension to their fragile trade truce until November. The government also announced its intention to triple chip supply by 2026, supporting the technology sector. Economic activity was generally soft, supporting calls for further stimulus.
- The Reserve Bank of Australia cut its cash rate by 25bps to 3.6%, as widely anticipated. Governor Bullock intimated a further two cuts were still to come, and the Bank's forecasts were predicated on such an outcome. As always, the labour market will hold the key to how much further interest rates can be reduced.
- Activity data in New Zealand continues to improve, though at a glacial pace. As was widely expected, the RBNZ cut the OCR by 25bps to 3.0%, but the dovish policy pivot was a surprise. Interest rate projections were revised down by 30bps and now incorporate two further 25bp cuts. The RBNZ has clearly become perturbed about the ongoing softness in the data.

Portfolio Review July 2025

Global real estate securities rose in August, with strength in the Asia Pacific region and the U.S. The 10-year U.S. Treasury yield edged lower, pressured early in the month by a weak U.S. jobs report. The Federal Reserve's chairman signalled a potential September rate cut, as the central bank weighed tariff-driven uncertainty and evidence of a weakening labour market.

In the U.S., real estate securities rose amid improved sentiment around U.S. interest rates and earnings results suggesting resilient demand. Among retail-oriented sectors, regional malls advanced. Class A mall operator Simon Property Group beat expectations for funds from operations (FFO), although management expressed some concern around the economy. Still, seasonal sales were solid as the U.S. consumer remained resilient. Shopping centres also outperformed; Kimco Realty advanced strongly, having reported its second-best leasing quarter on record.

Hotel property types gained as July travel data suggested that declines in arrivals from international visitors may have bottomed. Self-storage companies rebounded as demand stabilized, despite the absence of improving housing mobility. While supply remains meaningful, the balance between supply and demand is driving flat-to-improved occupancies. Meanwhile, U.S. consumer strength has allowed for longer lengths of stay and greater rate increases for existing customers.

Office landlords rose, with strength among companies allocated to West Coast markets, where fundamentals have been healthier of late. Industrial landlords outperformed; bellwether company Prologis benefited from positive net absorption and improving leasing activity.

Health care companies rose; shares medical office building landlord Healthpeak Properties responded favourably to the company's announced plan to lower leverage and cut expenses. Senior housing operator Welltower, an outperformer earlier in the year, still saw modest gains in a rotation towards more cyclical names.

Within U.S. residential sectors, apartment REITs outperformed as they exceeded generally weak expectations. Equity Residential reported a solid update, benefiting from urban recovery in markets such as San Francisco, with a quarter-over-quarter acceleration in leasing. Single-family homes for rent and manufactured home companies advanced but trailed the benchmark.

Data centres declined, hindered by shares of Digital Realty Trust. Although the company reported strong results, its second-quarter leasing decelerated from the previous period.

Real estate securities in Europe underperformed, restrained in part by the U.K., which fell amid elevated inflation and higher long-term bond yields. In Belgium, industrial landlord Warehouses de Pauw outperformed, rebounding from weakness in July. Self-storage companies trailed. In Germany, residential property types rose in the wake of first-half 2025 earnings updates. Shares of TAG benefited from positive operational developments in Germany and Poland. Spain advanced; a diversified landlord continued to gain in the wake of recent earnings results, which included data centre capacity expansion.

In France, listed real estate performance was modestly positive as French bond yields edged higher. Shares of retail bellwether Unibail-Rodamco-Westfield outperformed as generally favourable sentiment around interest rates drove strong performance among flagship retail landlords.

U.K. real estate shares broadly declined across sectors. U.K. inflation in July reached its highest rate since January 2024 and remained well above the country's target level, dimming hopes for further interest rate cuts in 2025. Industrial and retail companies outperformed, while self-storage and office landlords trailed.

Student housing REIT Unite Group continued to face pressure in the wake of its offer for a peer. The Asia Pacific region rose, with evidence of contained inflation and generally positive property market momentum in Australia and Singapore. In Japan, strong developer performance was driven by a reversal of July' Chiyoda Ward property cooling measure proposal. Developer results in August were generally very strong, with most business lines—in particular, office leasing and condos—exceeding expectations. Among J-REITs, logistics and residential stocks found favour, while hotel landlords trailed. The Australian REIT sector traded up in August following a generally strong reporting season, with the property cycle inflecting positively across most sectors. The Reserve Bank of Australia (RBA) also resumed cash rate cuts earlier in the month following a reassuring second-quarter core inflation print.

Property fund manager Charter Hall Group outperformed after beating expectations on its full-year 2025 earnings and predicting strong growth in assets under management into 2026. Two mall landlords also advanced, reporting improving discretionary retail sales in Australia and healthy underlying rental growth.

In Singapore, monetary policy was left unchanged in July as first-half 2025 GDP growth positively surprised, with strength in both manufacturing and services. Inflation remains well contained, opening the door for monetary policy easing in October. Highly leveraged and/or domestically focused cyclical REITs fared well due to lower interest rates and an improving outlook for Singapore real estate.

In Hong Kong, HIBOR rates rebounded sharply, which led to a correction for stocks with higher leverage and/or more floating-rate debt. Residential developers reported weaker results due to margin compression, while office/retail landlords reported in-line results.

Portfolio Performance

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

Key contributors

• **Stock selection in Canada:** An overweight in Dream Industrial REIT rose as the company's leasing volume came in ahead of our expectations, suggesting a positive readthrough for demand. While the company's demand fundamentals remain challenged in a slowing Canadian economy, we believe its valuation neglects Canada's long-term growth prospects. Further, 40% of the company's portfolio is in Europe, which we expect to outperform North America.

• **Security selection in Australia:** An overweight in residential developer Stockland outperformed after it reported accelerating primary residential volumes and price growth. With peak construction cost escalation in the rearview mirror, the company is benefiting from expectations for positive margin expansion going forward. An overweight in manufactured home developer and operator Ingenia Communities Group benefited from the broader residential recovery.

• **Underweight in Switzerland:** Our underweight in what tends to be more of a "safe haven" country aided performance as global listed real estate shares rose in the month.

Key detractors

• **Selection in the U.S.:** An out-of-index position in Crown Castle declined; telecommunications shares were broadly pressured on news that EchoStar would sell some of its spectrum leases to AT&T, which was perceived as negative for new leasing. An overweight in data centre REIT Digital Realty Trust also detracted.

• **Selection in Hong Kong:** An overweight in discretionary retail landlord Wharf REIC hindered performance amid cautiousness in recent updates.

• **Stock selection in Belgium:** An overweight in Xior Student Housing underperformed with a slight decline.

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 believe senior housing will continue to enjoy strong occupancy growth and pricing power., where accelerating occupancy and pricing power.

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 coastal 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 have reduced our weighting in Japan; however, we favour developers with strong shareholder return potential, and we continue to like hotels. We have grown more positive on Hong Kong due to compelling valuations and a stabilizing macro backdrop in China.