

First Sentier Global Property Securities Fund

First Sentier Investors (UK) Funds Limited, acting as Authorised Corporate Director to First Sentier Investors ICVC

Product LEI: 549300QWHSK2M2OP4E67

Date of disclosure: 1-Apr-26

This product does not have a UK sustainable investment label.

Sustainable investment labels help investors find products that have a specific sustainability goal.

This product does not have a UK sustainable investment label as its investment objective is explicitly long-term income and capital growth. The Fund will however invest in property securities which are forecast by the Investment Manager to be operationally carbon net zero by 2050 and which have been through the Investment Manager's ESG qualitative assessments.

This product does not have a UK sustainable investment label as it does not have an objective to improve or pursue specific positive environmental or social outcomes through the assets it invests in or its investment activities.

Sustainability approach

We aim to invest in property securities that we believe can reach operational carbon net zero emissions by 2050 or earlier. Operational carbon emissions result from operating a building (e.g. heating, hot water, air conditioning, lights, lifts etc).

We use our own carbon forecasting model to determine if a company is on track to meet this operational carbon net zero target by 2050. We can invest in companies that are expected to meet this goal, and exclude those that won't.

Our model looks at all types of emissions (Scope 1, 2, and 3). Our analysis includes energy consumption across the following five areas:

1. portfolio modernization;
2. renewable energy procurement;
3. onsite renewable energy generation;
4. carbon offset programs; and
5. embodied carbon.

Information sources include publicly available data, company reports, presentations, as well as data we obtain through engagement and internal benchmarking.

If ongoing monitoring reveals that a property security is not aligned with being operationally carbon net zero by 2050, we will engage with the company. If the company is still not forecasted to meet the target, we will disinvest.

Before investing we conduct an ESG qualitative assessment. The ESG assessment includes:

- **Environmental:** Greenhouse gas (GHG) emission intensity and emission reduction targets. Policies to address water intensity with reduction targets, and waste management plans.
- **Social:** Alignment with UN Global Compact principles (and review of breaches), and corporate social responsibility programmes including staff engagement and training, and corporate philanthropy.
- **Corporate Governance:** Board and committee independence, expertise, and diversity.

If a company repeatedly breaches UN Global Compact principles, it will not be eligible for investment.

If we find negative sustainability impacts in an investee company, we will engage with the company in accordance with the First Sentier Group's Responsible Investment and Stewardship Policy and Principles [link](#).

Sustainability metrics as at 31st December 2025

Greenhouse gas emissions Scope 1 & 2 tonnes CO2/m2	0.031
Portfolio Forecast Net Zero Year	2041
Total Operational CO2 tonnes per annum	402
Total embodied CO2 tonnes per annum	3934
Water intensity litres/m2	788
Board diversity-Female representation	33%
Board independence	73%
Workforce diversity-Female percentage	46%
Training hours per employee per year	22
UN Global Compact breach incidents	Zero

Further details

More information about the ESG features of this fund can be found in the [Prospectus](#). Information on the performance of the sustainability metrics will be made available in the Funds public Sustainability Product Report.

This Fund is authorised in the UK and regulated by the Financial Conduct Authority. First Sentier Investors (UK) Funds Limited, the manager, is authorised in the UK and regulated by the Financial Conduct Authority. This Consumer Facing Document is accurate as at the 1st of April 2026

Non-Sustainability related information

The UCITS Key Investor Information Document can be found for the live share classes of this Fund on the [firstsentierinvestors.com](https://www.firstsentierinvestors.com) website.