



# Factsheet: Nagelmackers Eurozone Real Estate Fund Basic Dis

Monthly reporting on 9/30/2024

Open-ended fund

Category: Fund that invests in financial instruments representative of the European real estate sector in the broad sense

NAV: 109.38 EUR

Morningstar Rating™: ★★☆☆

Morningstar is an independent provider of investment analyses. The Morningstar Rating of ★ to ★★★★★ is a quantitative evaluation for the past performances of an investment fund, taking into account risk and settled expenses. It does not take into account qualitative elements and is calculated on the basis of a (mathematical) formula. The investment funds are ranked by category and compared with similar investment funds based on their score and are given one to five stars. In each category, the top 10% highest scores get 5 stars, the next 22,5% 4 stars, the middle 35% 3 stars, the next 22,5% 2 stars and the worst 10% 1 star. The rating is calculated monthly based on historical returns over the past three, five or ten years and does not take into account the future. Compartments that have not yet existed for 3 years will not receive a rating. For more details on the calculation methodology, please refer to <https://www.morningstar.com/views/research/ratings>.

## Objective

Nagelmackers Real Estate Fund aims to achieve long-term capital gains by investing in financial instruments representative of the European real estate sector at large.

To this end, assets are invested primarily in European listed real estate certificates, European listed real estate trusts, listed shares of real estate companies, listed shares of real estate development companies or UCIs investing in real estate.

The fund may use financial derivatives for downside risk hedging or return optimisation purposes.

No benchmark is used for this fund and it is actively managed.

The dividend income of the share class is distributed.

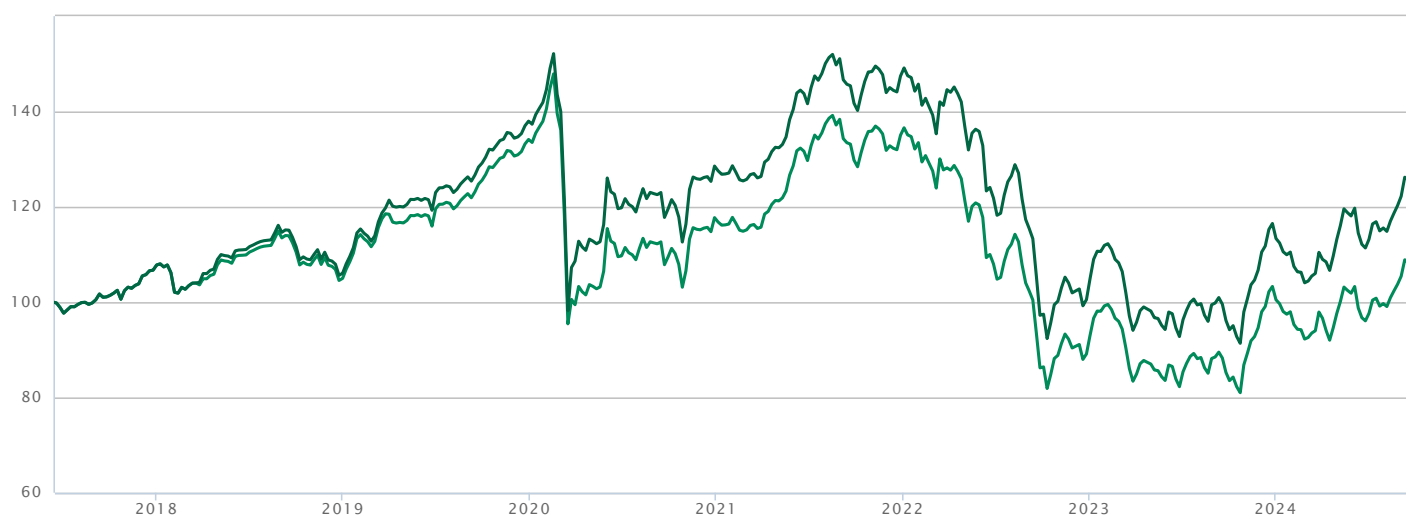
You can buy or sell shares in the fund on any banking day. Only in exceptional cases, redemptions can be limited or postponed. This is always done in the interest of the incumbent shareholders of the fund.

Recommendation: This fund may not be suitable for investors who plan to withdraw their money within 5 years

This investment policy is taken in full from the Key Information. Capital and/or returns are not guaranteed or protected.

The decision to invest in the UCI should take into account all characteristics and objectives of the promoted UCI: this fund is SFDR art.8

## Evolution of 100 € invested in this compartment from 6/16/2017 to 9/30/2024



- Nagelmackers Eurozone Real Estate Fund Basic Dis (without any gross dividends)
- Nagelmackers Eurozone Real Estate Fund Basic Dis (including reinvestment of any gross dividends)

Source: Infront, based on third-party information. This chart is based on previous years and therefore does not represent a reliable indicator for future results.

Returns

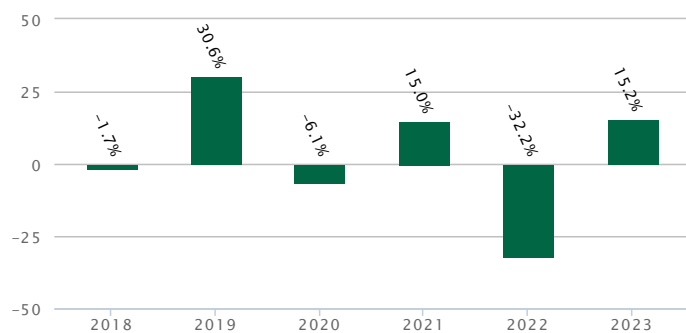
Cumulative returns (less than a year) and annualized gross returns (a year or more) from 9/30/2024\*

	1M	3M	YTD*	1Y	3Y	5Y	From start
Nagelmackers Eurozone Real Estate Fund Basic Dis	+5.74%	+13.56%	+9.54%	+29.47%	-3.29%	-0.48%	+3.31%

\* since the beginning of the year

Yearly return from 12/31/2023\*

Per calendar year, the accounting year ending December 31



Nagelmackers Eurozone Real Estate Fund Basic Dis

\* The gross returns shown are calculated in the currency of the fund (sub-fund), taking into account any dividends paid out, and do not take into account any entry or exit fees or taxes. The returns shown are those of the past and do not constitute a guarantee for future returns. Source: Infront

Compositions

Top 10 holdings

VONOVIA SE	9.75%
LEG IMMOBILIEN - NAMEN AKT	8.91%
UNIBAIL RODAMCO	7.75%
KLEPIERRE SA	6.07%
TAG IMMOBILIEN AG	5.13%
WAREHOUSES DE PAUW SCA - REGISTERED SHS	4.69%
AEDIFICA SA	4.64%
CTP N.V.	4.59%
MONTEA NVj	4.41%
GECINA	4.12%

Features

General

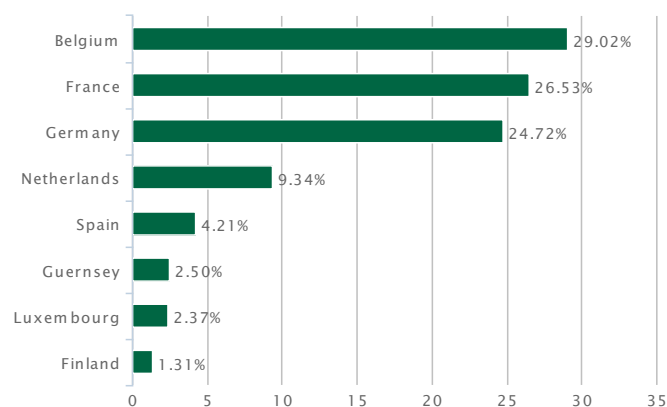
Gross dividends

Pays dividends	Yes
Dividend frequency	Yearly dividend

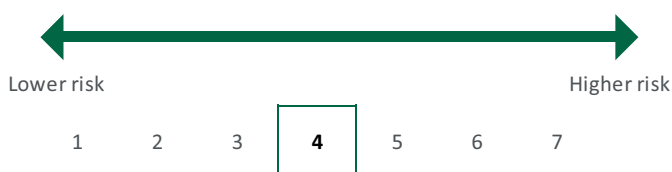
Historical dividends

2024	Payment date	4/19/2024
	Ex-dividend date	4/9/2024
	Gross Dividend	2.61 EUR
2022	Payment date	3/31/2022
	Ex-dividend date	3/24/2022
	Gross Dividend	4.07 EUR
2020	Payment date	3/31/2020
	Ex-dividend date	3/25/2020
	Gross Dividend	6.19 EUR

Geographical breakdown



Risk indicator



The risk indicator assumes you keep the product for 7 years. This product does not have an expiry date. We have classified this product as 4 out of 7, which is an average risk category. The following risks may not be (sufficiently) reflected by the above synthetic indicator: \* Liquidity risk: This risk arises in case of difficulty in selling a financial instrument

Fund type	Distribution
Fund size	42,308,351.50 EUR
Size of the compartment	95,074,882.29 EUR
Outstanding shares	386,795.54
Currency	EUR
ISIN code	BE6294018765
Investment horizon	Minimum 7 years
Legal structure	Compartment of the investment fund NAGELMACKERS under Belgian law
Compartment of	Nagelmackers
Financial service	CACEIS Belgium NV Havenlaan 86C b 320 1000 Brussels
Distributor	Bank Nagelmackers nv, Montoyerstraat 14, 1000 Brussels
Delegation of the administrator	Bank Nagelmackers NV

**Net asset value (NAV)**

First NAV	EUR 100.00 au 6/16/2017
Quote frequency	The net asset value is calculated daily in Brussels based on the last known values for this evaluation.
Publication on website	<a href="http://www.beama.be">http://www.beama.be</a> <a href="http://www.tijd.be">http://www.tijd.be</a> <a href="http://www.lecho.be">http://www.lecho.be</a> <a href="https://www.nagelmackers.be">https://www.nagelmackers.be</a>

**Applied dates for orders**

Orders received by Nagelmackers before	D = date of the closure of the order receipt period as well as date of the published net asset value: every banking day before 2 pm.
Evaluation date	D + 1 banking day in Brussels = date of calculation of net asset value
Valuation date	D + 3 banking days in Brussels = value date of subscriptions and refunds.

at fair market value and at the desired time due to lack of buyers. \* Concentration risk: investment is made in a specific segment of the equity market namely the real estate sector. This makes the sub-fund more sensitive to fluctuations within this specific segment. \* Currency risk: investments may be denominated in other currencies. As these currencies are not fully hedged, there is exchange rate risk. \* Sustainability risk: an environmental, social or corporate governance event or condition, the occurrence of which may have a material or potentially material adverse effect on the value of an investment. For a complete overview of the risks of this fund, please refer to the relevant section in the prospectus, available from the financial services provider or via the website.

**Fees**

Entry fee	Maximum 2,5%
Exit fee	Not applicable
Management costs	1,40%
Ongoing charges	1,7%. The ongoing charges shown are based on the fund's last financial year. This figure may vary from year to year. Management fees and other Administration or operating costs: 1,7% Portfolio transaction costs: 0,0%
Changing fee	Not applicable
Performance fee	Not applicable
Swing price	The NAV per share will be adjusted to avoid the value of investments being penalized for existing shareholders. The size of the adjustment effect is determined by factors such as the transaction volume, the purchase or sale prices of the underlying investments and the valuation method applied to calculate the value of such underlying investments of the UCI. The maximum swing factor will never exceed 4% of the initial NAV per share.
Anti-dilution levy	Not applicable
Custodian fee	Free of charge when held in a securities account with Nagelmackers NV

**Fiscality**

Exchange Tax on Exit (TOB)	Not applicable
Tax on Dividends*	30%
Withholding tax on capital gains on debt claims (TIS BIS)*	Not applicable

\* Exemption for non-residents provided that the required declaration is signed.

## Lexicon

**HIGH YIELD BONDS:** Fixed income securities issued by companies with poor credit ratings. They offer higher returns, but are associated with greater risks for investors.

**EMERGING MARKETS HARD CURRENCY:** fixed-income securities of any type of issuer in emerging countries, issued in hard currency (USD or EUR)

**FIXED INCOME:** Fixed rate investments, such as bonds and cash.

**INVESTMENT GRADE:** A credit rating for fixed-income securities, by which the rating agencies certify good to very good creditworthiness. This means a rating of BBB- or higher by Standard & Poor's or an identical rating by Moody's or Fitch. For these bonds, it is assumed that the risk of default is lower than for bonds with a low credit rating. "Default" refers to a company that is no longer able to make interest payments or repay the original investment.

**VOLATILITY:** The change in the price of a financial instrument or the market as a whole. The higher the volatility, the greater the risk the greater the risk to the investor.

**SOLVABILITY (RATING):** A measure of the ability of a person, state or company to pay its debts. The higher the creditworthiness, the easier it is to obtain loans from third parties.

**SWING PRICING:** Swing pricing is a technique used to eliminate the negative impact on the net asset value of a fund or sub-fund caused by the entry and exit of participants in that fund or sub-fund. This technique aims to protect participants in the fund or sub-fund who do not want to leave. In practice, it is the incoming or outgoing participants who bear the costs generated by their transactions.

**OTHER:** "Other" on a chart refers to instruments that are not included in the applied allocation.

**EMERGING MARKETS:** Les pays émergents sont des nations où l'activité sociale et entrepreneuriale se développe rapidement et qui sont sur la voie de l'industrialisation.

**ANTI-DILUTION LEVY:** The fund may choose to charge an additional entry or exit fee. This is only possible when a predetermined threshold is exceeded. The proceeds of the fee are allocated directly to the fund.

**SFDR:** The Sustainable Finance Disclosure Regulation (SFDR) is a European regulation introduced to improve transparency in the market for sustainable investment products, to prevent greenwashing and to increase transparency around sustainability claims made by financial market participants.

**maturity breakdown:** (Graphical) breakdown of bond maturities

**breakdown by rating:** (Graphical) distribution of bond ratings in the fund's portfolio.

## Legal information

- The term "fund" should be understood to mean an open-ended investment company (with variable capital), or a sub-fund of an open-ended investment company, or a mutual fund.
- **Any decision to invest in the financial instrument referred to in this document should be made after having read the most recent version of the prospectus and Key Investor Information.**
- The information contained in this report does not take into account the financial situation, experience, knowledge and investment objectives of each investor: each potential investor is therefore advised to obtain additional information from his or her Nagelmackers agency.
- This document has been compiled by Nagelmackers on the basis of sources that have been selected with the utmost care and are considered complete and reliable.

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