

Key information

Bought and sold from Kernel directly or via all major wrap platforms

Structure: Portfolio Investment Entity (PIE)

Fund Inception: 16 June 2021

Number of constituents: 213

Morningstar AU Fund code: 25037

Morningstar Code: F00001CKWC

Citi Code: VGE7

Disclose Register #: FND23718

Total fund value: \$208,549,796

Distribution frequency: Quarterly

12 month Yield¹: 4.07%

Indicative Dividend²: 3.98%

Management fee: 0.25% p.a.

Offer documents³

PDS: August 2025

SIPO: September 2025

ESG Policy: April 2024

Fund Update: December 2025

Index fundamentals

Index: DJ Global Select ESG Tilted RESI NZD Hedged TR

Price to Book: 1.72

Trailing P/E: 32.52

Projected P/E: 30.42

Implied Earnings Yield: 3.29%

Risk (index data)

Fund update risk Indicator: 6

12 month volatility⁴: 13.30%

Monthly returns standard deviation

	+/-1 (68%)	+/-2 (95%)
1 year	2.16%	4.31%
3 years	4.10%	8.20%
5 years	4.71%	9.41%

Range of 12 month index returns

	1 year	5 years
Worst	-3.93%	-25.62%
Median	6.71%	3.15%
Average	6.09%	1.69%
Best	13.39%	33.96%

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 NZ dollars.

Benefits

The Global Property (NZD Hedged) fund can be used in a variety of investment strategies:

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

Performance⁵

	1 month	3 months	1 year	3 years p.a.
Index total return	2.23%	3.51%	8.28%	5.95%
Fund gross return	2.28%	3.54%	8.17%	5.86%
Gross tracking difference	+0.05%	+0.03%	-0.11%	-0.09%
Performance (after fees at 0% PIR tax)	2.26%	3.45%	7.79%	5.42%
Performance (after fees at 28% PIR tax)	2.14%	3.11%	5.53%	4.93%

5 years
p.a. index

5.48%*

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

Index calendar return

2025	2024	2023	2022	2021
7.81%	4.31%	12.49%	-24.87%	34.51%

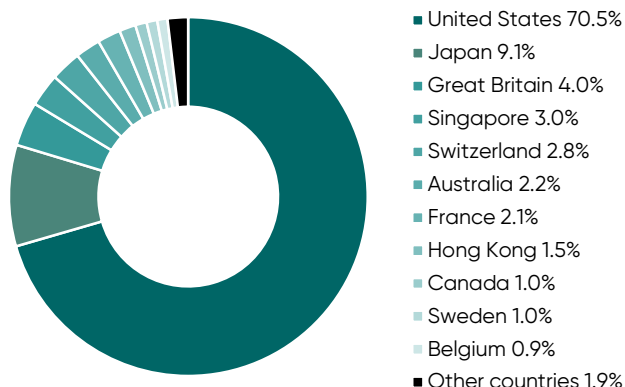
Index value chart

\$10,000 invested 5 years ago⁶: \$13,058



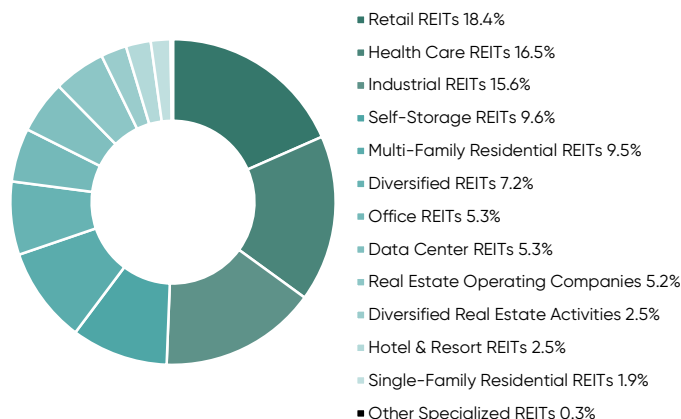
Where does the fund invest?

This shows the country weight that the fund invests in:



What does the fund invest in?

This shows the GICS⁷ weighting for the fund:



Asset allocation

Asset	% of fund NAV
Cash and cash equivalents	0.18%
Listed property	99.82%

Impact⁸

Carbon Footprint:

6.83 metric tons per USD1m invested. 90% below global benchmark. Operational and first tier supply chain greenhouse gas emissions.

Carbon Efficiency:

78.18 metrics tons / USD1m revenue. 59% below global benchmark. The index's absolute owned greenhouse gas emissions divided by the sum of revenues.

Fossil Fuel Reserves:

0 metric tons per USD1m invested. 100% below global benchmark. The carbon footprint that could be generated if the proven and probable fossil fuel reserves owned by index constituents were burned per USD 1 million invested.

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.

Top 10 investments

Company	Country	% of fund NAV
ProLogis	United States	8.57%
Welltower	United States	7.36%
Public Storage	United States	6.38%
Simon Property Group	United States	5.85%
Ventas	United States	5.06%
Equinix REIT	United States	3.04%
Mitsui Fudosan	Japan	2.54%
Extra Space Storage	United States	2.19%
Essex Property Trust	United States	2.11%
Digital Realty Trust	United States	1.98%

The Top 10 investments make up 45.08% of the fund

Index eligibility criteria

Start with Dow Jones Global Select RESI Index and then:

- Assign GRESB Real Estate Assessment score
- Companies in bottom 50%, reduce weight 30%.
- 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.

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

2. Indicative Dividend is the index calculation of the underlying dividends in the last 12 months divided by the current valuation.

3. The offer documents are available at www.kernelwealth.co.nz

4. 12 month volatility is the standard deviation of daily returns, annualised by multiplying by square root of number of periods.

5. Performance assumes distributions reinvested. Gross tracking difference is before fees, expenses and tax. Rounding may cause a difference of 0.01%.

6. Growth of a hypothetical investment in the index (no allowance for fees or taxes) and no further contributions.

7. Global Industry Classification Standard (GICS)

8. Benchmark is S&P Global BMI. See explanation of Trucost methodology.