



Foresight

FOR A SMARTER FUTURE

FP FORESIGHT SUSTAINABLE REAL ESTATE SECURITIES FUND

Targeting a 4% income yield* by investing in a global portfolio of sustainable listed real estate companies.

*Target yields are not guaranteed

INVESTOR GUIDE

FOR FINANCIAL INTERMEDIARIES ONLY

This Investor Guide is a financial promotion for the purposes of the Financial Services and Markets Act 2000 and should only be read in conjunction with the Prospectus published March 2022. Your attention is drawn to the important risk warnings contained therein. Words and expressions defined in the Prospectus shall have the same meaning in this Investor Guide.

FEBRUARY 2023

Why Listed Real Estate for Resilient Income and Deep Liquidity?

FP Foresight Sustainable Real Estate Securities Fund (“the Fund”) is an opportunity for investors to access the income and dependable returns associated with real estate investing alongside the liquidity provided by the public markets. The Fund will target a 4% income yield^{*1}, with a secondary objective to achieve capital growth, from a portfolio of listed, highly liquid Real Estate Investment Trusts (“REITs”), which have exposure to sustainable and long duration real estate-backed cashflows.

Five Key Reasons To Invest in FP Foresight Sustainable Real Estate Securities Fund

1

A highly liquid route to real estate exposure

- The Fund will invest solely in Real Estate Investment Trusts listed on stock exchanges in developed markets.
- This means that liquidity is subject to being able to trade the shares on a stock exchange, as with an equity fund, and not on buying or selling physical properties, which can take weeks or months
- The average weighted market capitalisation of current portfolio is in excess of £8bn, as at 31 January 2023

2

A resilient yield

- The Fund will target a 4.0% income yield, generated through investing in property sectors benefiting from structural tail winds.
- In an uncertain economic environment, these real estate sectors can play a vital role in income-focused portfolios

3

Contributing directly to a sustainable future

- The Fund will only invest in companies that deliver a net social or environmental benefit, meet the ten principles of the UN Global Compact, and make a demonstrable impact against at least one of four predefined UN Sustainable Development Goals

4

Diversified global exposure to growth sectors

- The Fund provides investors with globally diversified exposure to specialist real estate sectors, investing in companies with assets across Europe, North America and Developed Asia Pacific.
- The portfolio is focused on growth sectors that benefit from structural tailwinds including:
 - **Logistics:** Benefiting from the rise of e-commerce and attractive supply/demand dynamics
 - **Healthcare:** Benefiting from strong demand for healthcare services and the continued shift to localised healthcare systems
 - **Data centres:** Benefiting from global digitalisation and strong demand for cloud computing
 - **Forestry:** Benefiting from increased timber construction, and well-positioned to profit should carbon credit markets expand.

5

Specialist and award-winning fund management team

- The Fund is managed by Foresight Capital Management, an award-winning fund management team^{*2}, with a multi-year track record of investing in listed real estate
- The Fund was named ‘Real Estate Fund of the Year’ at the National Sustainability Awards 2022

^{*1} Target yields are not guaranteed

^{*2} Past performance is not an indication of future results

Sustainable Real Estate

REITs that can target and deliver sustainability outcomes will have better access to capital markets, own higher value assets and attract the best tenants. REF is focused on investing in REITs that are leaders in their sector in terms of meeting environmental, social and governance (ESG) criteria, and delivering sustainable outcomes, and therefore positioned to outperform financially over the long-term.



Capital Markets

- REITs need ready access to debt and equity capital markets in order to grow their portfolios and earnings over the long-term
- Institutional investors are increasingly focused on sustainability factors, and price their capital accordingly



Tenants

- Tenants, and in particular larger companies with their own sustainability reporting requirements, are increasingly looking to lease real estate which performs strongly against a range of factors
- Attracting and retaining high quality tenants on the best terms will therefore be dependent upon REITs themselves targeting and delivering sustainability outcomes



Asset Value

- Real estate assets that perform strongly in areas such as energy efficiency will fundamentally be more valuable, as those factors deliver tangible financial benefits to owners

What do we mean by investing sustainably?

The Fund will invest only in REITs that are deemed to be sustainable by the Fund Manager. Sustainability is vital for the longevity and growth of REITs, and therefore assessing sustainability is a critical part of the investment process. In order to be included within the portfolio, all investments must provide a net social or environmental benefit and meet the Fund's three-stage Sustainable Investment Criteria assessment process.

1

Stage 1: UN Global Compact

The company's strategy, economic activity and fundamental purpose must be consistent with all of the 10 UN Global Compact Principles.



2

Stage 2: UN Sustainable Development Goals

The company must make a demonstrable impact against one of four Sustainable Development Goals.



3

Stage 3: Qualitative Assessment

On the basis of detailed due diligence and discussion with management, does the fund management team believe that sustainability is a core and long-term focus of the company's portfolio and strategy?



The Fund Managers



Mark Brennan

Partner and Co-Head of Foresight Capital Management, Lead Fund Manager

Mark is the Lead Fund Manager responsible for investment decisions and portfolio strategy. He is also the Lead Fund Manager of the FP Foresight UK Infrastructure Income Fund ("FIIF"), leading its growth to £500m of assets in under three years. Mark has built a successful multi-year track record investing in real estate securities through his management of FIIF. Prior to joining Foresight in 2017, Mark held a range of roles within the alternative investment space, including at Aberdeen Standard Investments and the UK Green Investment Bank.



Nick Scullion

Partner and Co-Head of Foresight Capital Management, Co-Fund Manager

Nick is the Co-Head of Foresight Capital Management and is responsible for fund management and growth of Foresight's open-ended fund business. He is the lead manager of the FP Foresight Global Real Infrastructure Fund ("GRIF") and FP Foresight Sustainable Future Themes Fund ("SFT"), responsible for investment decisions and portfolio strategy. Nick joined Foresight Group in 2017 and has ten years' experience in fund management, capital markets and corporate finance.



Eric Bright

Co-Fund Manager

Eric is a Senior Investment Manager and Co-Fund Manager of the FP Foresight Sustainable Real Estate Fund ("REF"), FP Foresight Global Real Infrastructure Fund ("GRIF") and FP Foresight Sustainable Future Themes Fund ("SFT"). He has over eight years' experience, previously managing a fund and discretionary portfolios at Reyker Securities. He is responsible for fund management in Foresight's open-ended funds business. Eric is a CFA Charterholder.



Aqib Hashamali

Co-Fund Manager

Aqib is a Senior Investment Manager and Co-Manager of the FP Foresight UK Infrastructure Income Fund ("FIIF") and FP Foresight Sustainable Real Estate Fund ("REF") and is based in our London office. Prior to Foresight, Aqib worked at City Asset Management. He holds an undergraduate degree in Economics from the University of Bath and is a CFA Charter holder.



United Nations
Global Compact

Details of the Fund

Fund Name:	FP Foresight Sustainable Real Estate Securities Fund
Investment Manager:	Foresight Group LLP
Regulatory Status:	FCA authorised UCITS
IA Sector:	Authorised
Launch Date:	15 June 2020
Performance Objective:	The Fund aims to provide an income yield of 4% net of fees with a secondary objective to achieve capital growth over a rolling 5 year period
ESG	Sustainability is fully integrated into the investment process. All investments must meet the Fund's Sustainable Investment Criteria
Share Classes:	Accumulation & Income units
ISIN:	Acc: GB00BMFYBB80 / Inc: GB00BMFYBC97
SEDOL:	Acc: BMFYBB8 / Inc: BMFYBC9
Bloomberg Ticker:	Acc: FPRESAA LN / Inc: FPRESAG LN
Minimum Investment:	Lump Sum: £1,000 + subsequent increments of £500. Regular Savings: £100 per month
Annual Management Charge (AMC):	0.85%
Transaction Costs:	Refer to your platform or the latest Fund EMT for the latest transaction costs
Currency:	GBP (unhedged)
Authorised Corporate Director:	FundRock Partners Limited
Suitable For:	Institutional Investors, Direct Investors, SIPPs, ISAs, Charities, Offshore Bonds, SSAS
Next Steps:	If interested in investing in, or finding out more about, FP Foresight Sustainable Real Estate Securities Fund we recommend you talk to your broker or financial adviser, visit our website foresightgroup.eu where you will find the latest share price and can download copies of the Fund factsheets, the investor presentation and Prospectus, and the Key Investor Information Document (KIID), or you can contact us using the methods listed below:

For further information contact Foresight: t: +44 (0)20 3667 8199 e: sales@foresightgroup.eu

IMPORTANT INFORMATION

The value of an investment in the Funds, and any income from it, can fall as well as rise. Investors may not get back the full amount they invest. Past performance is not a reliable indicator of future results. This has been approved as a financial promotion for the purposes of Section 21 of the Financial Services and Markets Act 2000 by Foresight Group LLP ("Foresight Group"). This document is directed only at financial intermediaries that are authorised and regulated by the FCA. Please ignore and delete this document if you are not a UK authorised financial intermediary. Foresight Group is authorised and regulated by the Financial Conduct Authority (FRN 198020). Its registered office is The Shard, London SE1 9SG. FundRock Partners Limited is the authorised corporate director of the Foresight Sustainable Real Estate Securities Fund ("the Fund") and Foresight Group is the investment manager and promoter of the funds.

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