# abrdn Future Real Estate UCITS ETF

This is a marketing communication. Please refer to the Prospectus of the UCITS/Information document and the Key Investor Information Document (KIID) or Key Information Document (KID) as applicable before making any final investment decisions.

30 June 2026

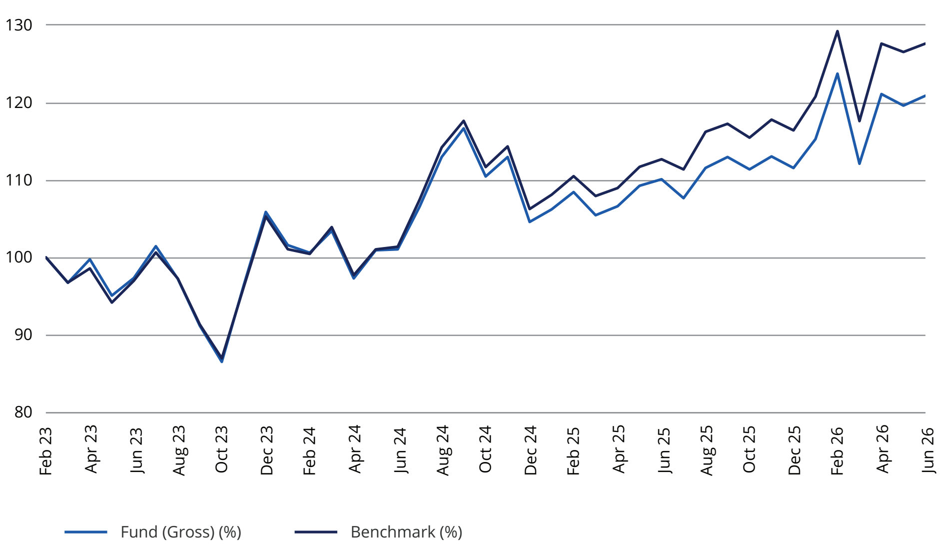
## Objective

To generate growth over the long term (5 years or more) by investing in listed real estate investment trusts ("REITs") and equities (company shares) of companies engaged in real estate-related activities globally.
Performance Target: To outperform the FTSE EPRA NAREIT Developed Net Index (the "Benchmark Index") before charges. There is however no certainty or promise that the Fund will achieve the Performance Target.
The Investment Manager believes this is an appropriate target for the Fund based on the investment policy of the Fund and the constituents of the Benchmark Index.

## Investment policy

- The Fund will invest at least 80% in listed real estate holding and development companies and REITs listed on global stock exchanges ("Companies") that make up the Benchmark Index.
- The Fund may invest up to 20% in listed Companies globally that are not constituents of the Benchmark Index but which operate in sectors researched by the abrdn Real Estate Global HouseView (as outlined below).
- The abrdn ESG House Score is used to quantitatively identify and exclude those Companies exposed to the highest ESG risks.
- The Investment Manager applies a set of Company exclusions to rule out a narrow, defined list of unacceptable activities and behaviours which are related to the UN Global Compact, State Owned Enterprises (SOE), weapons, tobacco, thermal coal, oil and gas and electricity generation.
- Taken together, the Fund will exclude at least 20% of the Benchmark Index from its investment universe. More detail on this overall process is captured below and within abrdn's Future Real Estate UCITS ETF Investment Approach, which is published at www.abrdn.com under "Fund Centre".
- The Fund may invest up to 10% in other funds (including those managed by abrdn), moneymarket instruments and cash for liquidity management. These investments may not comply with the sustainable approach applied by the Fund.

## Performance




## Cumulative and annualised performance

| | 1 month | 6 months | Year to date | 1 year |
|---|---|---|---|---|
| Fund (Gross) | 1.07 | 8.38 | 8.38 | 9.81 |
| Performance Comparator | 0.86 | 9.64 | 9.64 | 13.26 |

## Discrete annual returns - year to 30/6

| | 2026 | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|---|---|---|---|---|
| Fund (Gross) | 9.81 | 8.97 | 3.81 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Performance Comparator | 13.26 | 11.18 | 4.54 | -4.56 | n/a | n/a | n/a | n/a | n/a | n/a |

Performance Data: Share Class USD Accumulating ETF.
Benchmark history: Benchmark – FTSE EPRA Nareit Developed Net Index (USD)
Source: Factset. Basis: Total Return, NAV to NAV, net of annual charges, gross Income reinvested, (GBP).
Costs may increase or decrease as a result of currency and exchange rate fluctuations. This may impact what you might get back."Fund (Net)" refers to the actual unit price performance of the shareclass shown; "Fund(Gross)" adds back charges such as the annual management charge to present performance on the same basis as the performance target / performance comparator / portfolio constraining benchmark. All return data includes investment management fees, operational charges and expenses, and assumes the reinvestment of all distributions. The returns provided do not reflect the initial sales charge and, if included, the performance shown would be lower. Performance and benchmark returns are shown in the currency of the share class which may differ from the base currency of the Fund.

**Past performance does not predict future returns.**

## Key facts

| | |
|---|---|
| Fund name | abrdn Future Real Estate UCITS ETF |
| Index name | FTSE EPRA Nareit Developed Net Index |
| Manager/Investment Manager | abrdn Investments Limited |
| Depositary/Custodian | State Street Custodial Services (Ireland) Limited - Ireland |
| Fund size | USD 88.39m |
| Shareclass size | USD 70.82m |
| Shares outstanding | 6000000 |
| TER | 0.40% |
| Base currency | USD |
| Inception date | 22 February 2023 |
| Management approach | Active - Physical |
| Exposure | Global Real Estate |
| Rebalance frequency | Quarterly |
| UCITS | Yes |
| Fund type | ICAV |
| Tax status | DEU,ITA,CHE,AUT,GBR |
| ISA eligible (and equivalent for other countries) | Yes |
| SIPP eligible (and equivalent for other countries) | Yes |
| Index ticker | R8TA |
| Domicile | Ireland |

## Risk and Reward profile

Lower risk
Typically lower rewards

Higher risk
Typically higher rewards

1 2 3 **4** 5 6 7

This indicator reflects the volatility of the fund's share price over the last five years. See Key Investor Information Document (KIID) for details.

## Key risks

(a) The value of investments and the income from them can fall and investors may get back less than the amount invested.
(b) The fund invests in equity and equity related securities. These are sensitive to variations in the stock markets which can be volatile and change substantially in short periods of time.
(c) A concentrated portfolio may be more volatile and less liquid than a more broadly diversified one. The fund's investments are concentrated in a particular country or sector, or closely related group of industries or sectors.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www.aberdeeninvestments.com

## Management process

- The Fund is actively managed.
- Through the application of abrdn's Future Real Estate UCITS ETF Investment Approach the Fund commits to having a minimum of 10% in Sustainable Investments. Furthermore, the Fund targets an ESG rating that is better than the Benchmark Index.
- Engagement with external Company management teams is used to evaluate the ownership structures, governance and management quality of those Companies in order to inform portfolio construction.
- It utilises abrdn's proprietary Real Estate Global HouseView which, based on the themes that the Investment Manager expects will drive future investment demand aims to evaluate the potential for outperformance / underperformance of individual constituents of the broader real estate universe, composed mainly from the Benchmark Index. The abrdn Real Estate Global HouseView considers diverse factors (macroeconomics, capital markets, interest rates and real estate fundamentals (including supply/demand balance and rent trends) coupled with extensive research on relative valuation among real estate sectors to identify expected returns by region, country and sector, to generate relative rankings by countries and sectors. Individual holdings are then typically selected using the following principles:
- Overweighting stocks in segments, countries and regions where the abrdn Real Estate Global HouseView is positive (superior relative returns are expected);
- Underweighting those stocks where it is negative (inferior relative returns are expected); and
- Taking neutral exposure where it is neutral (expected returns are neither superior nor inferior) or stocks are not within the coverage of the abrdn Real Estate Global HouseView.
- In order to achieve its objective, the Fund will take positions whose weightings diverge from the Benchmark Index or invest in securities which are not included in the Benchmark Index. The investments of the Fund may deviate significantly from the components and their weightings in the Benchmark Index, however the Fund's risk profile is not ordinarily expected to deviate significantly from the Benchmark Index over the longer term.

## Top Ten Holdings

| | |
|---|---|
| Welltower | 8.6 |
| Prologis | 6.5 |
| Equinix | 5.5 |
| Simon Property Group | 4.7 |
| Digital Realty | 3.5 |
| Ventas | 3.1 |
| Realty Income | 3.1 |
| Public Storage | 2.6 |
| Goodman | 2.3 |
| London & Stamford Property | 1.8 |
| **Assets in top ten holdings** | **41.7** |

## Sector (%)

| | |
|---|---|
| Real Estate | 94.9 |
| Information Technology | 0.4 |
| Cash | 4.7 |

## Country (%)

| | |
|---|---|
| United States of America | 59.7 |
| Japan | 9.2 |
| Australia | 5.6 |
| United Kingdom | 5.1 |
| Belgium | 2.8 |
| Hong Kong | 2.5 |
| Singapore | 2.3 |
| France | 2.1 |
| Other | 6.0 |
| Cash | 4.7 |

Source : Aberdeen 30/06/2026

Figures may not always sum to 100 due to rounding.

## Trading information

| Exchange | Currency | ISIN | Sedol | Ticker | Bloomberg code |
|---|---|---|---|---|---|
| Deutsche Borse Xetra | USD | IE000GGQK173 | BQT5FQ8 | R8TUSD.DE | R8TA GY |
| Deutsche Borse Xetra | EUR | IE000GGQK173 | BLKFRK0 | R8T.DE | R8T GY |
| London Stock Exchange | GBX | IE000GGQK173 | BQ7WWN7 | AREG.L | AREG LN |
| SIX Swiss Exchange | CHF | IE000GGQK173 | BLKFTL5 | ARECC.S | AREC SE |

## Country registration

| |
|---|
| Austria |
| Belgium |
| Denmark |
| Finland |
| France |
| Germany |
| Iceland |

(d) Applying ESG and sustainability criteria in the investment process may result in the exclusion of securities within the fund's benchmark or universe of potential investments. The interpretation of ESG and sustainability criteria is subjective meaning that the fund may invest in companies which similar funds do not (and thus perform differently) and which do not align with the personal views of any individual investor.

(e) Dividend payment policies of the REITs in which the fund invests are not representative of the dividend payment policy of the fund.

(f) The use of derivatives carries the risk of reduced liquidity, substantial loss and increased volatility in adverse market conditions, such as a failure amongst market participants. The use of derivatives may result in the fund being leveraged (where market exposure and thus the potential for loss by the fund exceeds the amount it has invested) and in these market conditions the effect of leverage will be to magnify losses.

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| |
|---|
| Ireland |
| Italy |
| Luxembourg |
| Netherlands |
| Norway |
| Sweden |
| Switzerland |
| United Kingdom |