abrdn Global REIT Tracker Fund

B Accumulation GBP

31 August 2026

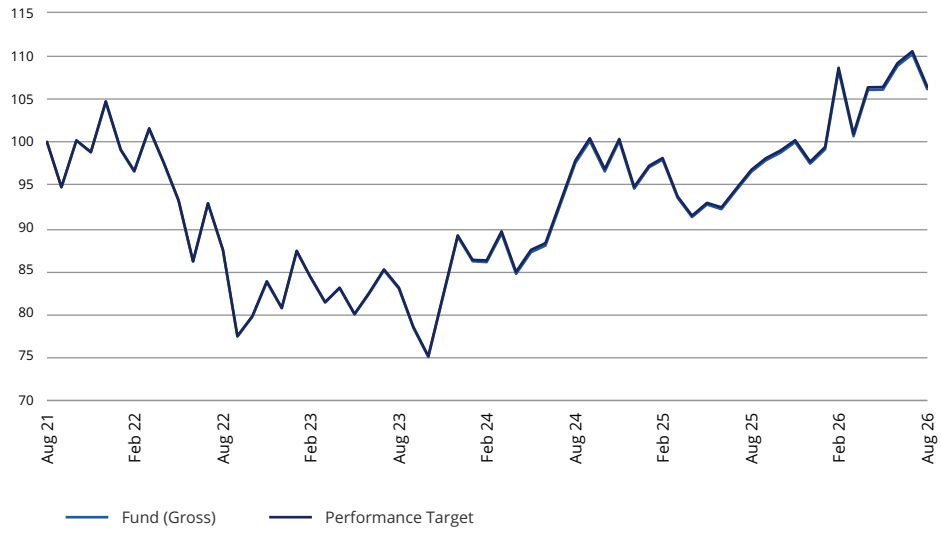
Objective

To generate growth over the long term (5 years or more) by tracking the return of the FTSE EPRA Nareit Developed Index.
Performance Target: To match the return of the FTSE EPRA Nareit Developed Index (before charges). There is no certainty or promise that the Performance Target will be achieved. The FTSE EPRA Nareit Developed Index (the "Index") is a representative index of property related companies listed on global developed stock markets.

Portfolio Securities

- The fund will invest at least 90% in global equities (company shares) that make up the Index.
- The fund may also invest in other funds (including those managed by Aberdeen Investments), cash and assets that can be turned into cash quickly.

Performance



Cumulative and annualised performance (%)

	1 month	6 months	Year to date	1 year	3 years	5 years
Fund (Gross) (%)	-3.70	-2.02	8.89	9.94	8.57	1.20
Fund (Net) (%)	-3.27	-1.22	8.98	10.39	7.89	0.64
Performance target (%)	-3.74	-2.03	8.93	1n/a	8.62	1.25

Discrete Annual Returns (%) - year to 31/8

	2026	2025	2024	2023	2022
Fund (Net) (%)	10.39	-1.20	15.16	-5.98	-12.55
Performance target (%)	10.00	-1.12	17.81	-5.02	-12.55

Performance Data: Share Class B Acc
Fund (Net) Source: Lipper, Basis: Total Return, NAV to NAV, UK net income reinvested.
Fund (Gross) Source: Aberdeen, Basis: Total Return, Gross of fees.
Performance Target source: Lipper, Basis: close of business return, income reinvested, gross of expenses.
FTSE EPRA Nareit Developed from 01/11/2024. FTSE EPRA Nareit Developed (Hedged to GBP) from 15/08/2019 to 31/10/2024
"Fund (Net)" refers to the actual unit price performance of the shareclass shown; "Fund (Gross)" refers to the shareclass performance before deducting charges such as the annual management charge.
Fund Gross and Performance Target numbers are based on a valuation at close-of-business whereas Fund Net is based on prices at 12 noon.

Past performance is not a guide to future returns and future returns are not guaranteed.

Key facts

Fund manager (s)	Quantitative Investment Solutions
Fund launch date	15 August 2019
Shareclass launch date	15 August 2019
Fund size	£666.8m
Number of holdings	350
Performance target/ Performance comparator/ Portfolio constraining benchmark	FTSE EPRA Nareit Developed Index
Entry charge (up to)[3]	0.00%
Historic yield[2]	2.50%
Annual management charge	0.04%
Ongoing charge figure[1]	0.12%
Ex-Dividend Dates	1 January & 1 July
Payment Dates	26 February & 31 August
Minimum initial investment	£ 1,000,000
Fund type	OEIC
Valuation point	12:00 (UK time)
Base currency	GBP
Sedol	BK5HLG8
ISIN	GB00BK5HLG84
Citicode	QJRT
Bloomberg	AGBRTBA LN
Domicile	United Kingdom

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) Tracking Error Risk - The fund may not perform fully in-line with the index which it is tracking because of factors which may include transaction costs, timing and holding mismatching, or in the event of extreme market disruption.
(c) Concentration Risk - A concentrated portfolio (whether by number of holdings, geographic location or sector) may be more volatile and less liquid than a diversified one.
(d) Equity Risk - 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.

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Management process

- The management team aims to replicate performance of the Index in deciding which investments are to be included in the portfolio (passive management) and the number and weightings of investments may vary.
- Due to the nature of the passive management process, the fund's performance deviation from the Index is expected to be minimal.

Top Ten Holdings (%)

	Fund	Benchmark
Welltower Inc	8.3	8.3
Prologis Inc	6.6	6.6
Equinix Inc	5.1	5.1
Simon Property Group Inc	3.4	3.4
Digital Realty Trust Inc	3.3	3.3
Realty Income Corp	2.8	2.8
Public Storage	2.6	2.6
Vivmark Residential	2.5	2.5
Ventas Inc	2.2	2.2
Goodman Group	2.0	2.0
Assets in top ten holdings	38.8	38.8

Major Sector Breakdown (%)

	Fund	Benchmark	Deviation
Financials	2.6	0.0	2.6
Technology	0.4	0.4	0.0
Utilities	0.1	0.1	0.0
Consumer Discretionary	0.1	0.1	0.0
Real Estate	96.3	99.3	-3.0
Cash	**0.5**	**0.0**	**0.5**

Country Breakdown (%)

	Fund	Benchmark	Deviation
Ireland	2.6	0.0	2.6
Canada	1.9	1.9	0.0
Singapore	3.0	3.1	-0.1
Hong Kong	3.0	3.1	-0.1
United Kingdom	3.4	3.5	-0.1
Japan	7.9	8.1	-0.2
Australia	5.6	5.7	-0.2
United States of America	63.7	65.7	-2.1
Other	8.5	8.8	-0.2
Cash	**0.5**	**0.0**	**0.5**

Source : Aberdeen 31/08/2026

(e) Real Estate Investment Trust (REIT) Risk - Dividend payment policies of the REITs in which the fund invests are not representative of the dividend payment policy of the fund.
(f) Derivatives Risk - The use of derivatives may involve additional liquidity, credit and counterparty risks. In some cases the risk of loss from derivatives may be increased where a small change in the value of the underlying investment may have a larger impact on the value of the derivative.

Derivative usage

- The fund may use derivatives to reduce risk, reduce cost and/ or generate additional income or growth consistent with the risk profile of the fund and reduce (hedge) risk related to currency movements on non-sterling equities.
- Derivatives are linked to the value of other assets. In other words, they derive their price from one or more underlying asset.
- Derivatives may also be used to maintain allocations to equities while meeting cash inflows or outflows. Where these are large relative to the size of the fund, derivative usage may be significant for limited periods of time.

To help you understand this fund and for a full explanation of risks and the overall risk profile of this fund and the shareclasses within it, please refer to the Key Investor Information Documents and Prospectus which are available on our website www.aberdeeninvestments.com The Prospectus also contains a glossary of key terms used in this document.

[1]The Ongoing Charge Figure (OCF), is the overall cost shown as a percentage of the value of the assets of the Fund. It is made up of the Annual Management Charge (AMC) of 0.04% and other charges. It does not include any initial charges or the cost of buying and selling stocks for the Fund. The Ongoing Charges figure can help you compare the annual operating expenses of different funds.
[2]The Historic Yield as at 31/07/2026 reflects distributions declared over the past twelve months as a percentage of the mid-market share price, as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions.
[3]These are the maximum charges that we might take out of your money before it is invested. In some cases, the charges may be less and you should speak to your financial advisor about this.

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