

Key information

Bought and sold from [Kernel directly](#) or via all major wrap platforms

Structure: Portfolio Investment Entity (PIE)

Fund Inception: 16th June 2021

Number of constituents: 246

Morningstar AU Fund code: 25037

Morningstar Fund Code: F00001CKWC

Citi Code: VGE7

Disclose Register #: FND23718

Distribution frequency: Quarterly

12-month Yield¹: Available June 2022

Indicative Dividend²: 3.21%

Management fee³: 0.39% p.a.

Offer documents

PDS: [May 2021](#)

SIPO: [May 2021](#)

ESG Policy: [click here](#)

Fund Update: [December 2021](#)

Index fundamentals

Index: [Dow Jones Global Select ESG RESI Index \(NZD Hedged\)](#)

Price to Book: 1.68

Trailing P/E: 23.73

Projected P/E: 34.06

Implied Earnings Yield: 2.94%

Risk

Fund update risk Indicator: 6

12-month volatility⁴: 12.30%

Beta⁵: 1.03

Sortino Ratio: 0.36

Monthly returns standard deviation

	+/-1 (68%)	+/-2 (95%)
1 year	4.10%	8.20%
3 years	5.61%	11.22%
5 years	4.79%	9.58%

Range of 12-month index returns

	1 year	5 years
Worst	-8.84%	-37.73%
Median	33.87%	6.42%
Average	32.19%	7.23%
Best	59.17%	59.17%

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 New Zealand dollars.

Benefits

The Global Green Property fund can be used in a variety of investment strategies:

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

Performance⁶

	1 month	3 months	1 year index*	3 years p.a. index*	5 years p.a. index*
Performance (after fees at 0% PIR tax)	-2.68%	-2.43%	19.01%*	5.24%*	5.39%*
Net index difference ⁶	-0.08%	-0.42%			
Gross tracking difference	-0.03%	-0.29%			
Tracking Error	0.084%	0.155%			
Performance (after fees at 28% PIR tax)	-3.54%	-2.57%			

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

Index Calendar return

2021	2020	2019	2018	2017
34.51%	-14.49%	21.59%	-3.40%	7.07%

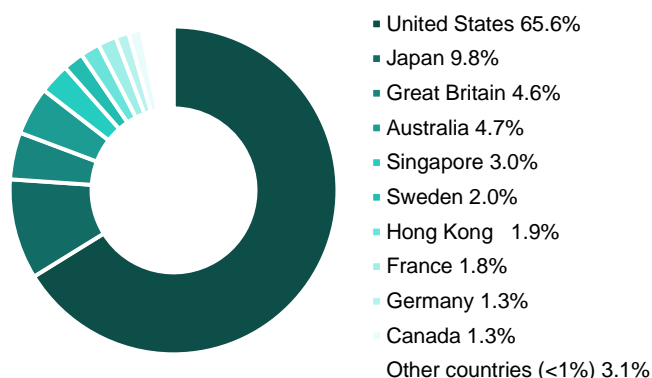
Index value chart

\$10,000 invested 5 years ago⁷: \$13,002



Where does the fund invest?

This shows the country weight that the fund invests in:



Asset allocation

Asset	% of fund NAV
Directly held equities	99.18%
Indirectly held (funds)	0.00%
NZ Cash	1.17%
Foreign Cash	-1.17%
Hedging Contracts	0.75%
Dividends Receivable	0.22%
Creditors	-0.15%

Impact

Carbon Footprint: 8 metric tons per USD1m invested. 38% below global benchmark⁸. Operational and first tier supply chain greenhouse gas emissions

Carbon Efficiency: 117 metrics tons / USD1m revenue. 1% higher than global benchmark⁸. The index's absolute owned greenhouse gas emissions divided by the sum of revenues.

Alignment to Sustainable Development goals:

From 1 October 2021, Green Property adopted additional exclusion criteria based on Sustainalytics Product Involvement data. The exclusions cover Controversial Weapons, Tobacco Products, Fossil Fuel, Gambling, Adult Entertainment and Alcohol involvement areas.

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.

¹ 12-month Yield is calculated as 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 in USD of the underlying dividends in the last 12 months divided by the current valuation

³ Management fee before rebates.

⁴ 12-month volatility is the standard deviation of daily returns, annualised by multiplying by the square root of # periods. The same measure for 5 years is used for the Risk Indicator.

⁵ Beta is portfolio by comparison to the broader market benchmark of the S&P Broad Market Index (BMI)

⁶ Performance assumes distributions reinvested. Net index difference is after management fees, stamp duties, and transaction costs.

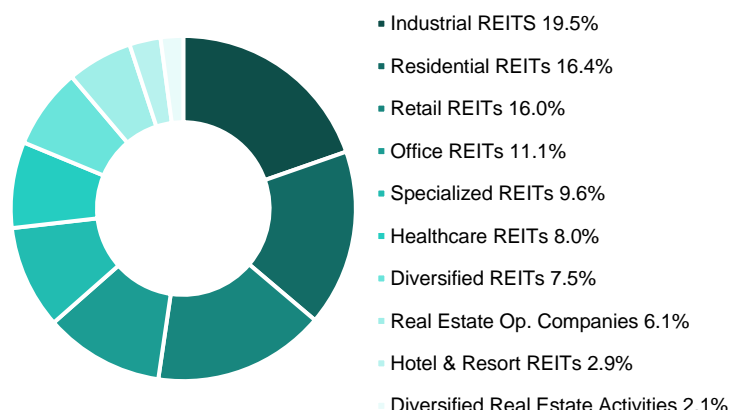
⁷ Growth of a hypothetical investment in the Total Return index (no allowance for fees or taxes) and no further contributions

⁸ Benchmark is S&P Global BMI Real Estate sector. See explanation of Trucost [methodology](#)

⁹ [Global Industry Classification Standard \(GICS\)](#)

What does the fund invest in?

This shows the GICS⁹ weighting for the fund:



Top 10 investments

Company	Country	% of fund NAV
ProLogis Inc	US	8.98%
Digital Realty Trust	US	3.80%
Simon Property Group A	US	3.67%
AvalonBay Communities Inc	US	3.16%
Public Storage	US	2.83%
Equity Residential	US	2.56%
Ventas Inc	US	2.17%
Welltower Inc	US	2.05%
Goodman Group Stapled	AU	1.73%
Alexandria Real Estate Eqty	US	1.69%

The Top 10 investments make up 32.64% of the fund

Index Eligibility Criteria

- Start with Dow Jones Global Select RESI Index
- Assign [GRESB Real Estate Assessment](#) score if available
- Companies ranked bottom half, weight reduced 30% each.
- Excess prorate 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.