

NN (L) Global Real Estate

Management company: NN Investment Partners B.V.



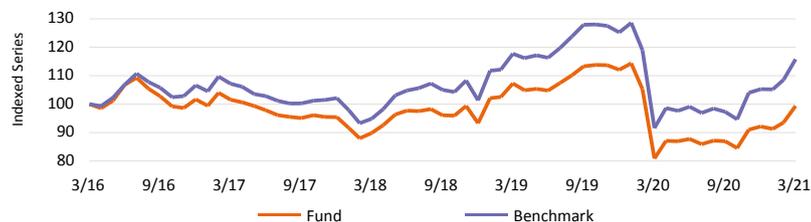
Morningstar Ratings 28/02/2021. More info: see Lexicon.

Investment Policy

The fund invests in real estate companies established, listed or traded on exchanges across the world. This includes companies which main revenue or activity is linked to real estate property, management and/or development. The portfolio is diversified across countries. The fund uses active management to target companies that score well according to our systematic investment process, with stock and country deviation limits maintained relative to the benchmark. Its stock-level composition will therefore materially deviate from the benchmark. Measured over a period of several years, we aim to beat the performance of the benchmark GPR 250 Global 10/40 (NR). The benchmark is a broad representation of our investment universe. The fund may also include investments into securities that are not part of the benchmark universe. The fund's stock selection process is driven by the analysis of fundamental and behavioural data and includes the integration of ESG fac-tors. You can sell your participation in this fund on each (working) day on which the value of the units is calculated, which for this fund occurs daily. The fund does not aim to provide you with a dividend. It will reinvest all earnings.

* The entire investment policy was taken from the Key Investor Information Document (KIID). The capital and/or return are not guaranteed, nor are they protected.

Performance (net %) in the past *



Cumulative Performance (NET %) *

EUR	1Y	3Y	5Y	Since Inception
• Fund	22.88	10.59	-0.64	43.40
• Benchmark	26.43	22.05	15.78	107.12

Key Information

Fund Type	Equity
Share Class Type	X Capitalisation
Share Class Currency	EUR
ISIN Code	LU0250183208
Bloomberg Code	INGGLRU LX
Reuters Code	LU0250183208.LUF
Telekurs Code	2501300
WKN Code	A0LCW1
Sedol Code	-
Domicile	LUX
Benchmark	GPR 250 Global 10/40 (NR)
Nav Frequency	Daily

Fund Facts

Launch Fund	02/05/2006
Launch Share Class	05/09/2006
Sub Fund Maturity date	Undetermined
Minimum subscription	share 1
Net Asset Value	EUR 1,367.23
Previous month NAV	EUR 1,287.38
1 Year High (30/03/2021)	EUR 1,382.68
1 Year Low (03/04/2020)	EUR 1,032.27
Fund's Total Net Assets (Mln)	EUR 133.46
Share Class Total Net Assets (Mln)	EUR 1.28
Total Net Value Investments (Mln)	EUR 135.13
Number of outstanding shares	936

Fees

Ongoing Charges	2.09%
Annual management fee	1.80%
Fixed Service Fee	0.25%
Subscription fee (max.)	5.00%
Redemption Fee	-

Top 10 Holdings

PROLOGIS REIT INC	6.62%
AVALONBAY COMMUNITIES REIT INC	4.39%
DAIWA HOUSE INDUSTRY LTD	3.77%
VENTAS REIT INC	3.75%
INVITATION HOMES INC	3.33%
HEALTHPEAK PROPERTIES INC	3.23%
CUBESMART REIT	2.84%
JAPAN REAL ESTATE INVESTMENT TRUST	2.74%
HONGKONG LAND HOLDINGS LTD	2.57%
LEG IMMOBILIEN N	2.46%

Legal Disclaimer

Please refer to the legal disclaimer at the end of the document.

UCITS DO NOT HAVE GUARANTEED PERFORMANCE AND PAST RETURNS DO NOT ENSURE THE FUTURE ONES.

Factsheet

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Calendar Year Performance (NET %) *



* Past performance is not a reliable indicator of future performance. The calculation took into account all fees and expenses incurred at the Fund's level, with the exception of the subscription fee. Where applicable, any depositary costs incurred would additionally reduce the value development.

Statistics

EUR	1 Year	3 Years	5 Years
Standard Deviation	11.92	18.29	15.32
Sharpe Ratio	2.19	0.34	0.17
Alpha	0.13	-3.02	-2.92
Beta	0.87	0.96	0.96
R-Squared	0.97	0.99	0.98
Information Ratio	-1.30	-1.68	-1.48
Tracking Error	2.74	2.06	2.10
VaR (95% annualized)			40.53%

The VaR (Value at Risk) is a statistical indicator measuring the maximum annual loss that can be incurred within a certain confidence interval.

Risk and return indicator

SRRI

	Lower risk - Typically lower rewards			Higher risk - Typically higher rewards			
Risk	1	2	3	4	5	6	7

Historical data, such as is used for calculating this indicator, may not be a reliable indication of the future risk profile of this fund. There is no guarantee that the risk indicator will remain unchanged, it may shift over time. The lowest category of risk does not mean that the investment is riskfree.

This fund is in category 6 because of the behaviour of the product during the measuring period. The overall market risk, taking into account past performances and future potential evolution of the markets, associated with stocks and/or financial instruments used to reach the investment objective is considered high. These financial instruments are impacted by various factors. These include, but are not limited to, the development of the financial market, the economic development of issuers of these financial instruments who are themselves affected by the general world economic situation and the economic and political conditions in each country. The Sub-Fund's liquidity risk is set to medium. Liquidity risks may arise when a specific underlying investment is difficult to sell. Moreover, currency fluctuation may impact highly the Sub-Fund's performance. Investments in a specific theme are more concentrated than investments in various themes. No guarantee is provided as to the recovery of the initial investment.

Data as of 31/03/2021

Country Allocation

United States	54.58%
Japan	14.55%
Germany	5.34%
Australia	4.89%
Singapore	4.12%
United Kingdom	3.97%
Hong Kong	3.93%
Belgium	2.20%
Switzerland	2.04%
Canada	1.38%
Others	3.02%

Currency Allocation

USD	57.48%
JPY	14.72%
EUR	8.69%
AUD	4.90%
SGD	4.12%
Others	10.10%

Other share classes

M Capitalisation	EUR	LU1687288081
R Distribution	EUR	LU1673807431
R Capitalisation	EUR	LU1673807274
Zz Capitalisation	EUR	LU1473483128
I Capitalisation	EUR	LU0250184511
P Distribution	EUR	LU0250173662
P Capitalisation	EUR	LU0250172185

EQUITIES

FIXED INCOME

MULTI ASSET

STRUCTURED

MONEY MARKET

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The Luxembourg funds mentioned in this document are sub-funds of SICAV's, established in Luxembourg. These SICAV's are duly authorized by the Commission de Surveillance du Secteur Financier (CSSF) in Luxembourg. Both sub-fund and SICAV are registered with the CSSF. All performance values that are not given in the fund currency have been calculated by conversion. The performance is calculated on the basis of the net asset value per unit: NAV-NAV (excluding any initial charge; distributions reinvested), with income reinvested. Where a Fund invests overseas, its value may fluctuate due to currency exchange rates. The Ongoing Charges are the sum of all commissions and costs charged on an ongoing basis to the average fund assets (operating expenses). The value is expressed as a percentage of the fund's assets. Unless otherwise stated, all data is unaudited.

Investment sustains risk which may include the risk of capital loss. Please note that the performance quoted above is historical and the value of your investment may rise or fall and also that past performance is no guarantee of current or future performance. The past performance is not indicative of future results and shall in no event be deemed as such. Price of Units and any income from them may fall as well as rise and is not guaranteed. Investors may not get back the amount originally invested. Foreign exchange volatility constitutes an additional exchange rate risk. Investors should not base investment decisions on this document. Read the prospectus before investing. The value of your investments depends in part upon developments on the financial markets. In addition, each fund has its own specific risks. See the prospectus for fund-specific costs and risks. For more detailed information about the investment fund, its costs and risks, please refer to the prospectus, Key Investor Information Document (KIID) and the corresponding supplements. These documents together with the annual report and the articles of incorporation for the Luxembourg domiciled product(s) are available on www.nnip.com. And free of charge upon request by (e-)mail to: info@nnip.com or Schenkkade 65, P.O. Box 90470; 2509 LL The Hague, Netherlands.

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Footnote

Top 10 Holdings are shown excluding Cash and Synthetic Cash. Portfolio Allocations (if available) are shown including Cash and Synthetic Cash. Cash includes Deposits, Cash Collateral, FX Spots, FX Forwards and Other Liquid Assets like payables & receivables. If an allocation includes Derivatives, Synthetic Cash includes Derivatives' Cash Offsets.

For more information about the environmental and social characteristics promoted by the fund, see our SFDR page on nnip.com.

Factsheet

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Lexicon

1 Year High (dd.mm.yyyy): Shows the highest price of the fund over the past year as well as the date.

1 Year Low (dd.mm.yyyy): Shows the lowest price of the fund over the past year as well as the date.

Alpha: Alpha is an extra rate of return - through means of active management - of a fund, over and above the return of the benchmark. In case of a positive alpha, the fund has performed better than the benchmark.

Annual management fee: The management fee is an annual cost expressed as a percentage. This fee will not be charged when you buy a fund. It will be withheld annually from the fund's return. It is payment for the fund's management.

Average Credit Rating: The average credit rating of the fund is based on the average credit rating of the fund constituents. In order to calculate the composite/average rating at the instrument level, Moody, Fitch and S&P ratings are used. The composite is calculated as an average based on the availability of the credit ratings. This composite rating is calculated for Fixed Income Instruments. The credit quality designations range from high ('AAA' to 'AA') to medium ('A' to 'BBB') to low ('BB', 'B', 'CCC', 'CC' to 'C').

Beta: The beta shows how the volatility of a fund is, compared to the wide market.

Benchmark: Predetermined, objective measure against which the returns of an investment fund are compared.

Capitalisation: Capitalisation funds automatically reinvest any returns or dividends to allow the value of the initial capital to grow. Consequently, they do not pay out any periodic dividends.

Compartment: A SICAV/BEVEK investment fund or mutual fund may consist of various sub-funds that all have their own investment policies. Each sub-fund must be considered as a separate entity. The investor is only entitled to the assets and return of the sub-fund they invested in.

Country Applicable Law: The domicile or country of business is the country where the investment fund is based. This may have important consequences in terms of taxation.

Custody Fee: Fee requested by a financial institution from its customers for holding movable assets.

Distribution: Distribution funds pay out periodic (usually annual) dividends if they achieved positive results over the past year. However, the dividend is not predetermined and is set by the fund itself. It may therefore differ significantly from one year to the next.

Duration: Measure for the interest rate sensitivity of bond prices. The longer the remaining average term of the bonds in the fund (higher duration), the more the bond prices will respond to an interest rate change. When interest rates go up, bond prices will go down and vice versa.

Fixed Service Fee: To compensate for the regular and/or ongoing costs.

Floating Rate Notes: Floating rate notes are bonds with a variable rate.

Fund: 'Fund' is a commonly used term for a collective investment undertaking. The term may refer to a sub-fund of a Belgian SICAV/BEVEK investment fund, a sub-fund of a Luxembourg SICAV/BEVEK investment fund, a mutual fund or a sub-fund of a mutual fund.

Fund type: Shows the type of fund: equity fund, bond fund, money market fund, structured fund (with some form of capital protection), multi-asset fund or mixed fund.

Fund's Total Net Assets (Mln): The assets under the management of all share-classes of a fund.

Information Ratio: Benchmark for the risk of return when assessing the performance of a fund. The higher the information ratio, the higher the achieved rate of return per unit of risk.

Minimum subscription: Shows the minimum amount or minimum number of units to be invested in the sub-fund.

Morningstar rating 3-years: A (quantitative) rating calculated over a three-year period, taking into account past returns and any price fluctuations.

Morningstar rating 5-years: A (quantitative) rating calculated over a five-year period, taking into account past returns and any price fluctuations.

Morningstar rating overall: The Overall Morningstar Rating is a weighted average of the independent ratings.

Morningstar Ratings: Morningstar is a leading supplier of independent investment research. Morningstar ratings give investors an understanding of an investment fund's past performance, also taking into account the risk. The best 10% in a certain category receive five stars. The next 22.5% receive four stars. The middle 35% receive three stars. The next 22.5% receive two stars and the 10% with the poorest performance receive one star. A fund will only receive a rating when it has existed for at least three years.

Net Asset Value (NAV): The net asset value (NAV) is the price of a sub-fund. The NAV is calculated by adding up the values of all products the fund has invested in and dividing this by the number of outstanding shares.

Ongoing Charges: The total annual recurring costs for an investment fund expressed as a percentage. They usually include the management fee, administrative fees, publication costs, etc.

Performance: Shows how the value of an investment fund has increased (or decreased) over the specified period. The return takes into account ongoing costs, but no entry fees, exit fees or taxes.

R-Squared: Measures the relationship between portfolio and Benchmark and provides insight into the comparability of the portfolio investment vs selected benchmark. A figure close to 1 represents a strong comparability while figures close to zero are not comparable.

Rating allocation: An individual bond's credit quality is determined by private independent rating agencies such as Standard & Poor's, Moody's and BarCap & Fitch. Their credit quality designations range from high ('AAA' to 'AA') to medium ('A' to 'BBB') to low ('BB', 'B', 'CCC', 'CC' to 'C'). Investment grade bonds (ratings 'AAA' to 'BBB') usually have a lower level of risk than bonds with ratings 'BB' to 'C' that are considered as low credit-quality bonds.

Redemption fee: This is a one-off fee that may be charged when you want to leave the investment fund.

Risk and return indicator: This is the Synthetic Risk Return Indicator (SRRI). It shows a sub-fund's statutory risk score on a scale of 1 (lower risk, typically lower return) to 7 (higher risk, typically higher return). The calculation is based on the sub-fund's volatility, so it takes into account the variation of the trading prices on the market. Volatility calculations usually cover five years.

Share Class Currency: Is the currency of the net asset value. There can be share classes in various currencies within the same sub-fund.

Share Class Total Net Assets (Mln): The total managed assets in a share class.

Sharpe Ratio: The Sharpe Ratio indicates the performance of a fund after correcting it in relation to risks. The higher the Sharpe Ratio, the better the performance of a fund corrected for risks.

Sicav: SICAV/BEVEK stands for 'Société d'Investissement à Capital Variable'/'Beleggingsvennootschap met Veranderlijk Kapitaal'. It is an open-ended collective investment fund. A SICAV/BEVEK investment fund is a statutory collective investment undertaking, a legal entity and usually a public limited company. The typical characteristic of a SICAV/BEVEK investment fund is that it can continuously increase its capital without any formalities by issuing new shares or reduce its capital by buying existing shares.

Standard Deviation: The standard deviation tells something about the chance for a rate to fluctuate within a given range in the coming period. In case of a significant standard deviation (= high volatility), we speak about a large range of possible outcomes.

Stock exchange tax: This is stock exchange duty on the net asset value expressed as a percentage. Your bank or brokerage firm will charge stock exchange duty or tax on stock exchange transactions when you buy or sell investment funds. You will not pay any stock exchange duty when buying newly issued shares or bonds.

Subscription fee (max.): This is a one-off fee for buyers of an investment fund. It is usually expressed as a percentage of the capital you are investing. The provided percentage must not be exceeded in case of a maximum entry cost.

Swing factor: Swing pricing aims to reduce the dilution effect brought about when significant operations within a sub-fund compel its manager to buy or sell its underlying assets. These transactions give rise to transaction fees and taxes that have an effect on the fund's value, as well as on all its investors. Where swing pricing is applied, the sub-fund's net asset value is adjusted by a particular amount when the capital flow exceeds a certain threshold (the swing factor). This amount is designed to offset expected transaction fees resulting from the difference between incoming and outgoing capital. Swing pricing might only be used on rare occasions, if at all. For more information and the latest figures, please consult the website nnip.be and go to 'Policies & governance' under 'About us'.

Switch fee (max.): Switching costs or conversion costs are fees associated with switching from one fund to another. These costs are payable by the investor.

Total Net Value Investments (Mln): The investments under the management of all share-classes of a fund.

Tracking Error: The standard deviation of the difference between the monthly returns of a fund and its benchmark.

VaR: Value at Risk refers to the maximum potential loss a fund may suffer in one year at a 95% confidence level.

Yield to Worst: Yield to Worst is the measure of the lowest possible yield that can be received on a (callable) bond that fully operates within the terms of its contract without defaulting.

