



abrDN European Balanced Property Fund

Quarter 1, 2024

A core fund designed to invest in a balanced property portfolio across the Eurozone.

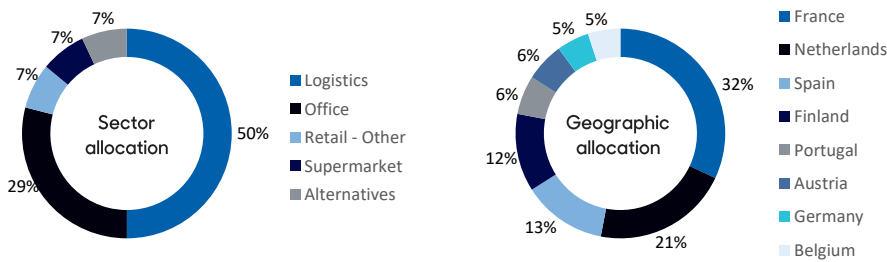
Investment objective and strategy

The abrDN European Balanced Property Fund (the "Fund") is an open-ended, core fund designed for institutional investors with a strategy to invest in high quality assets in logistics, residential, office, retail, and mixed-use properties within the Eurozone.

The fund is recognized as a sector leader in ESG by GRESB due to its strong 5-star GRESB rating. Furthermore, the Fund is on a good trajectory to achieve its net zero carbon target by 2040 as well as a 50% carbon reduction until 2030. In fact, the fund achieved already the 50% reduction target in 2024. Overall, approx. 90% of the portfolio are already equal or below the CRREM2 1.5 degree target which future-proofs the fund and its assets.

The Fund pursues a long-term absolute return target, comprising an income return target of 4.5% per year, and a total return target of 6.5% per year. In addition, the MSCI's Pan-European Property Funds Index (PEPFI) is used as a performance comparator.

Portfolio Overview



- Focus on Alternatives including Living
- Office exposure to be actively reduced
- No further investments in logistics

- Eurozone only
- No CEE exposure
- No UK exposure



Please consider the following risk factors

The value of investments, and the income from them, can go down as well as up, and an investor may get back less than the amount invested. Past performance is not a guide to future results. Property is a relatively illiquid asset class, the valuation of which is a matter of opinion. There is no recognised market for property and there can be delays in realising the value of assets.

Key information

Legal structure	SICAV-FIS
Domicile	Luxembourg
Risk style	Core
Term	Open ended, infinite lifetime
Investment universe	Eurozone
Target size (GAV)	EUR 3 billion
Current size (GAV)	EUR 1.3 billion
Minimum commitment	EUR 3 million
Target return	Income return: 4.5% per annum Total return: 6.5% per annum
Currency	EUR
Leverage	Maximum LTV of 40% of GAV; Current LTV of 25.6% of GAV; target long-term average LTV of 25% of GAV
Liquidity	Redemption requests accepted quarterly
NAV reporting frequency	Quarterly
External asset valuation	Quarterly by property appraisers. Valuation advisors rotated every three years, unless otherwise required in accordance with local laws
Launch	Q3 2006



Invested markets

For further information please contact the relevant representative from your region:

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Important information

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Swiss Paying Agent: NPB Neue Privat Bank AG, Limmatquai 1, CH-8024 Zurich.

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For more information visit abrdn.com