

Sustainability disclosure

IFSL Blackfinch NextGen Property Securities Fund

A sub-fund of the IFSL Blackfinch OEIC

Fund Identifiers (ISIN)

A Accumulation Class: GB00BQ2MY039

A Income Class: GB00BQ2MY146

B Accumulation Class: GB00BQ2MY252

B Income Class: GB00BQ2MY369

Authorised Corporate Director:

Investment Fund Services Limited ("IFSL")

Investment Manager:

Blackfinch Investments Limited ("Blackfinch")



This document provides you with important information. It is not marketing material. The information is intended to help you understand the sustainability characteristics of this Fund. You are advised to read it, alongside the Fund Prospectus and Key Investor Information Document (KIID), to help you make an informed decision about whether to invest.

Sustainability is a broad term generally meaning being able to meet present needs without compromising the ability to meet future needs. Sustainable investments are those which aim to generate a financial return whilst also considering environmental, social and governance factors.

Sustainability label

The UK sustainable investment labels help investors find products that have a specific sustainability goal and that meet certain specific requirements in relation to their sustainability characteristics.

This product does not have a UK sustainable investment label because:

- the Fund does not have a specific sustainability objective, and
- the Fund has flexibility to pursue a wide range of investment opportunities, without being limited by the specific criteria required for a label.

Sustainability approach

Investment approach

The Fund's investment strategy is to invest in a diversified portfolio of specialist property investments that are well positioned to benefit from developments in the global property market and which Blackfinch believes have the potential to transform the property market in the years ahead.

When looking for investments, Blackfinch will focus on those with exposure to property assets that serve next generation ("NextGen") future growth needs in one of four NextGen themes. These are:

- **Digitalisation**, such as data centres, e-commerce and cold storage logistics;
- **Ageing Demographics**, such as care homes, GP surgeries, outpatient or in-patient medical facilities, and life science campuses;
- **Sustainable Urbanisation**, such as student housing, self-storage and grocery units, and sustainable residential units; and
- **Emerging Middle Classes**, such as high-grade workplaces, accommodation units and other commercial property assets in developing nations.

Sustainability considerations

Blackfinch believes that environmental, social and governance (ESG) risks and opportunities have the ability to impact upon the long-term financial returns of all companies. As a result, ESG has been integrated into the analysis and research which the Investment Manager undertakes on each investment.

Blackfinch's assessment of ESG is designed to assess how sustainability issues might affect a company and how well it is managing its sustainability risks. The ESG assessment considers factors such as energy, emissions and water management, health and safety conditions and company board structures.

Blackfinch utilises its own in-house research along with information from a number of external sources in order to support its ESG processes.

Impact on investment decisions

Whilst ESG is considered when selecting investments for the Fund, Blackfinch does not have any minimum requirements in relation to the ESG credentials of a company nor does it utilise any scoring or rating metrics. ESG is also considered together with other traditional business risks when making investment decisions.

Across all NextGen themes, the level of scrutiny of ESG factors will focus on those most material to the development and ownership of property assets. There will also be greater focus on ESG factors where short-term risk faced by a company is deemed to be material or where the company has no ESG risk management plan in place.

Despite the integration of ESG in the investment process, Blackfinch retains full discretion to invest in particular assets despite their ESG credentials. This means that the Fund may invest in companies that have, or could have, material negative environmental and/or social outcomes.

Active engagement

Blackfinch actively engages with the management teams of companies the Fund is invested in and will exercise its voting rights on all material issues. This engagement extends to ESG matters.

We recommend investors read this information alongside the Prospectus and Key Investor Information Document (KIID) for the Fund, so that you can understand how the Fund's sustainability approach sits within the Fund's overall investment policy and strategy.

Sustainability metrics

As the Fund does not have a sustainability objective nor any other specific sustainability requirements, such as a minimum amount invested in sustainable investments, the Fund is not assessed against any specific sustainability metrics.

The Fund's return is assessed using data relevant to the achievement of its objective, which is to increase the value of an investment over a minimum of 5 years. Further information on the Fund's objective and how to access performance can be obtained from the Fund's KIID.



Further information

Further details on sustainability and non-sustainability related information for the Fund, including the Fund's costs and charges, can be obtained from the Prospectus and KIID which are available from the literature page on our [website](#).

The annual sustainability report for this Fund as well as IFSL's entity-level sustainability report will be available from the literature page on our [website](#) no later than 2 December 2025 and 2 December 2026 respectively.

Investors can also find the Fund's annual taskforce for climate-related financial disclosures (TCFD) product report on our [website](#), however investors should note that some or all of the data contained within this report may not be suitable for assessing the Fund's sustainability characteristics.

Investments are suitable for investors whose requirements are aligned with the objectives, policies and risk profile of this Fund. It may not be suitable for all investors. You must read the Fund's KIID before investing and remember investments can go up and down in value, so you could get back less than you put in. If you're not sure which investments are right for you, please seek advice.

This Fund is authorised and regulated by the Financial Conduct Authority in the UK.

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This disclosure is accurate as at 2 December 2024.