

Fund Guide

Global Real Estate Active Thematics (GREAT) UCITS ETF

May 2023

For professional investors only (in Switzerland for qualified investors). Not for use by retail investors.

This is a marketing communication. Please refer to the prospectus of the UCITS and to the KID / KIID before making any final investment decisions. Do not take unnecessary risks. Read the PRIIPs Key Information Document.

Invest where real estate will be, not where it has been

What is the GREAT ETF?

The abrdn Global Real Estate Active Thematics (GREAT) UCITS ETF is an actively-managed, low-cost and liquid fund. It invests in a portfolio of listed real estate securities that are aligned with longer-term themes in the market.

The fund is modeled on the FTSE EPRA NAREIT Developed Index, but it also has an active management strategy.

The active element provides investors with an opportunity to access the highest-conviction decisions that are identified by the abrdn **Global Real Estate HouseView**.

The fund is managed around a clear environmental, social and governance (ESG) framework, which is classified under SFDR as Article 8.

Key features

Active ETF

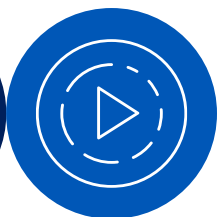
Active management strategy that is updated on a quarterly basis

Research insights

Benefiting from the thematic insights of our research team

Sustainable investment

ESG-focused investment framework that is SFDR Article 8 compliant



Forward-thinking solutions to meet your clients' needs
and deliver more sustainable outcomes

abrdn.com

Global Real Estate Active Thematics (GREAT) ETF

Investment objective

(you can find out more information about the fund on page 3)

To generate growth over the long term (five years or more), by investing in listed real estate investment trusts (REITs) and equities (company shares) of companies engaged in real estate-related activities globally.

Risks

All investment involves risk. This fund offers no guarantee against loss or that the fund's objective will be attained. The price of assets and the income from them may go down as well as up and cannot be guaranteed; an investor may receive back less than their original investment. Inflation reduces the buying power of your investment and income. The value of assets held in the fund may rise and fall as a result of exchange rate fluctuations.

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.

Concentration risk

A concentrated portfolio may be more volatile and less liquid than a more broadly diversified one. The fund's investments are concentrated in a particular country or sector.

ESG risk

Applying ESG and sustainability criteria in the investment process may result in the exclusion of securities within the fund's benchmark or universe of potential investments. The interpretation of ESG and sustainability criteria is subjective, meaning that the fund may invest in companies which similar funds do not (and thus perform differently), and which do not align with the personal views of any individual investor.

Real estate investment trust risk

Dividend payment policies of the REITs in which the fund invests are not representative of the dividend payment policy of the fund.

Derivative risk

The use of derivatives carries the risk of reduced liquidity, substantial loss and increased volatility in adverse market conditions, such as a failure among market participants. The use of derivatives may result in the fund being leveraged (where market exposure and thus the potential for loss by the fund exceeds the amount it has invested), and in these market conditions the effect of leverage will be to magnify losses.



Global Real Estate Active Thematics (GREAT) ETF

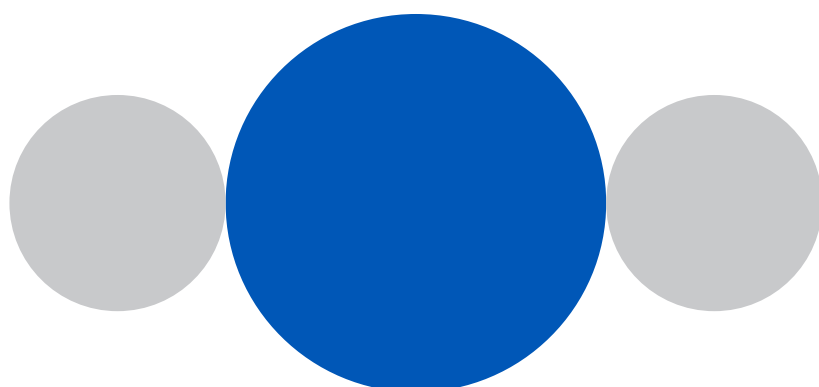
What is the Global Real Estate HouseView?

Our Global Real Estate HouseView is a dynamic, multi-dimensional global framework, constructed to identify potentially outperforming real estate sectors and segments. It is designed to highlight long-term real estate themes and shorter-term opportunities. It is driven by ESG thematics and takes risk into account.

The HouseView contains the collaborative insights from across the real estate strategy, research and global fund management teams. These teams work closely with the wider abrdn Research Institute and the strategic asset allocation team. The HouseView is updated on a quarterly basis and involves analysing and refreshing the dynamics and fundamentals of 28 countries and more than 280 market segments.

| | |
|-----------|--|
| 01 | <p>What is the Global Real Estate HouseView?</p> <p>A unique and proprietary tool developed by the abrdn Global Real Estate Research team, which covers over 280 market segments across 28 global markets and ranks them according to their three-year return expectations.</p> |
| 02 | <p>How often is it reviewed/produced?</p> <p>It is reviewed and updated every quarter and dynamically changes recommendations based on the market environment.</p> |
| 03 | <p>What are we forecasting?</p> <p>The forecast pinpoints local sector targets (e.g. offices, retail, logistics, residential) and global sector trends (e.g. the effect of e-commerce on retail markets).</p> |
| 04 | <p>Are we sure it works?</p> <p>Over the last 18¹ years, 72% of our recommendations have been correct and outperformed the index.</p> |

Source: abrdn, May 2023.



ESG house score

Our proprietary ESG house score provides a centralised view of how companies manage ESG risks. The score is informed by data from multiple external sources and the insights of our in-house investment analysts.

The score supports three areas:

- ESG integration
- Sustainable product development
- Governance and oversight

The ESG house score is made up of two pillars:

- **Governance** – assesses corporate governance structures and the quality of executive management
- **Operations** – assesses the effectiveness of leadership teams at reducing environmental and social risks

Our score considers:

- Sector-level risk
- Investment insight and analysis
- Engagement and voting

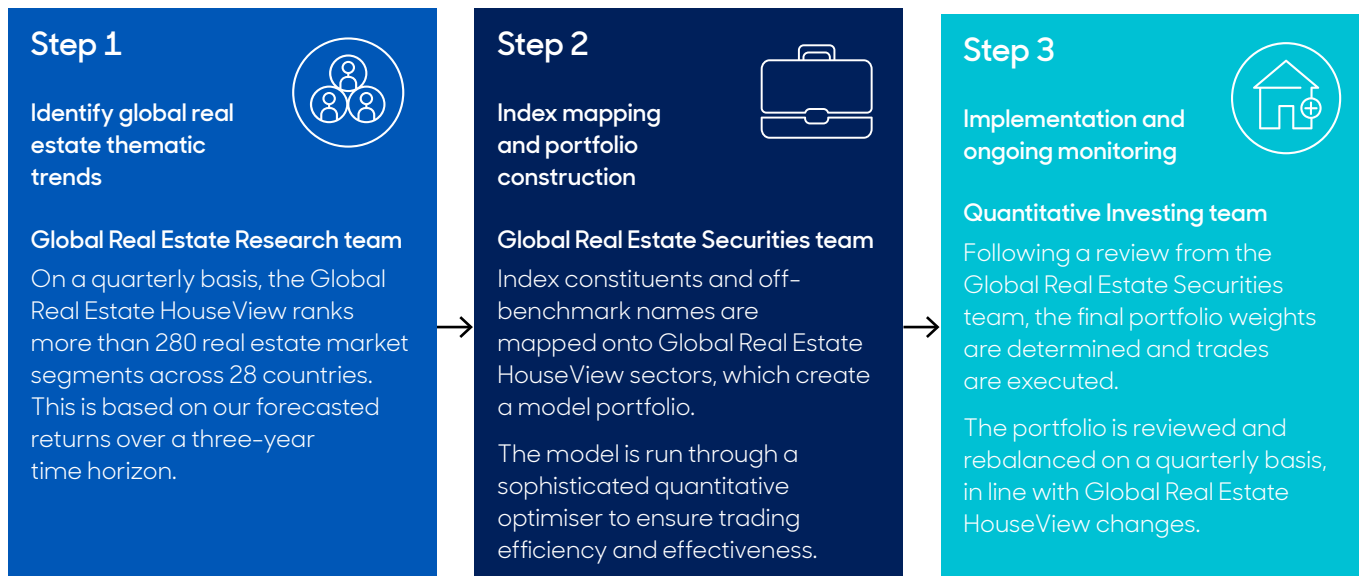
The ESG house score provides a view of how companies are positioned globally in relation to their management of ESG issues. This positioning allows easy identification of leaders and laggards. The ESG house score is complemented by the bottom-up stock analysis of the Global Real Estate Securities team.

¹ More than 72% of the 525 sector recommendations that have been made across the four regions (UK, Europe, APAC & North America) between 2004-2022 have correlated with outperformance relative to the respective regional benchmark in the case of overweight recommendations, and underperformance where an underweight was the recommendation.

Global Real Estate Active Thematics (GREAT) ETF

Robust and repeatable rules-based investment process

Tilting exposure towards markets and sectors that we expect to outperform, based on long-term thematics



The GREAT ETF is a globally diversified, active strategy. It maps the sector and sub-sector views from our HouseView onto the global listed real estate universe. It uses the FTSE EPRA NAREIT Developed Index as a base. The Global Real Estate Securities team maps the portfolios of the FTSE/EPRA NAREIT Developed Index constituents and non-index real estate companies to the HouseView sectors. We use the team's company-specific insights and in-depth market knowledge.

The portfolio is built using our in-depth global research insights. The fund applies a robust and repeatable investment process as follows:

- Overweight sectors and regions where the HouseView outlook is positive
- Underweight sectors and regions where the HouseView outlook is negative
- Balanced exposure where the outlook for the sector is neutral, or where there is no HouseView coverage

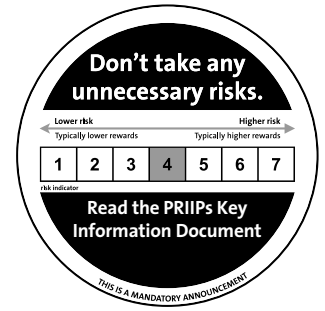
The final portfolio construction is subject to risk optimisation, which is performed by the abrdn Quantitative Investing team. This is rebalanced on a quarterly basis. Positions are then updated in line with changes in the HouseView forecasts. We believe this holistic investment approach provides the greatest levels of flexibility to exploit opportunities across the real estate cycle.



"Our global and local investment insight, combined with the knowledge from the wider abrdn research platform, underpins our conviction in our HouseView forecasts. Our insights allow us to focus on long-term thematic drivers of return, rather than short-term market noise."

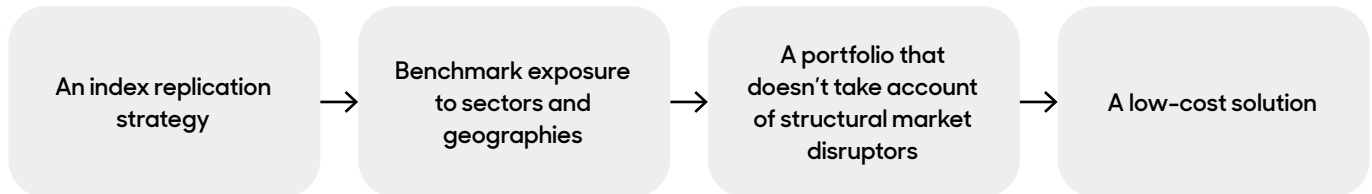
Anne Breen
Global Head of Real Estate

Global Real Estate Active Thematics (GREAT) ETF

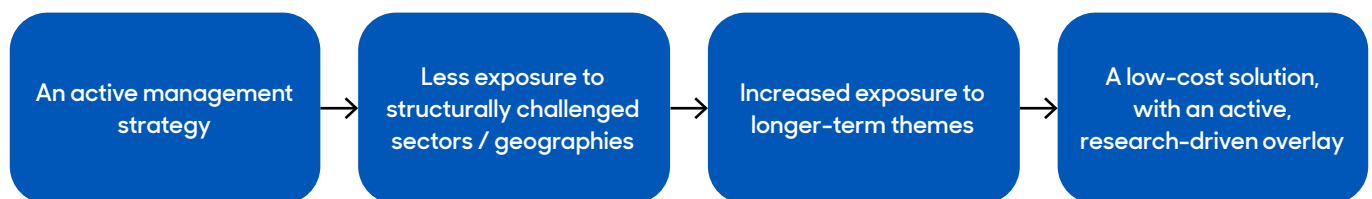


Why the GREAT ETF?

A passive ETF can offer the following:



The GREAT ETF can offer additional benefits:



Avoiding the real estate exposure you don't want...at a price you do

Source: abrdn, December 2022.

Strategy overview

| | |
|---------------------------|---|
| Performance target | To outperform the FTSE EPRA NAREIT Developed Net Index before charges |
| Benchmark index | FTSE EPRA NAREIT Developed Net Index |
| Fund structure | UCITS ETF |
| Base currency | USD |
| Dealing frequency | Daily |
| TER | 0.40% |
| Ticker | R8TA |
| Regulated Markets | Deutsche Borse (Xetra) |

What is an ETF?

An exchange traded fund (ETF) is a collective investment scheme. It is managed like a mutual fund (providing a diversified exposure to underlying securities as a pooled investment), but whose units are traded on an exchange throughout the day like a stock.

Why abrdn?

- One of the largest managers of real estate in the world, with 47 Billion Euros.²
- Future-focused insights, provided by in-house research and strategy teams.
- Leader in responsible investment, with a clear ESG-focused investment framework.

abrdn global real estate

Across Europe, Asia and the US, our real estate professionals find opportunities, conduct transactions, and develop our real estate assets to unlock value. We aim to maximise potential for our clients by investing directly in real estate and indirectly in the shares and debt of a broad range of real estate operators.

We offer expertise across all the main real estate sectors, which allows our clients to target opportunities in their home markets and globally. Our market presence and scale enable deep insights and the ability to access the full breadth of the global real estate asset class. Our integrated focus on sustainability aims to reduce investment risk. It also helps our real estate portfolios contribute to positive social and environmental outcomes.

² Source: abrdn, December 2022 and INREV Fund Manager Survey, Dec 2021.

Global Real Estate Active Thematics (GREAT) ETF

A global approach to real estate, implemented locally

An extensive real estate platform offering deep market insight



>400

Institutional real estate clients

>300³

Real estate investment professionals

>1,000

Properties managed globally for clients

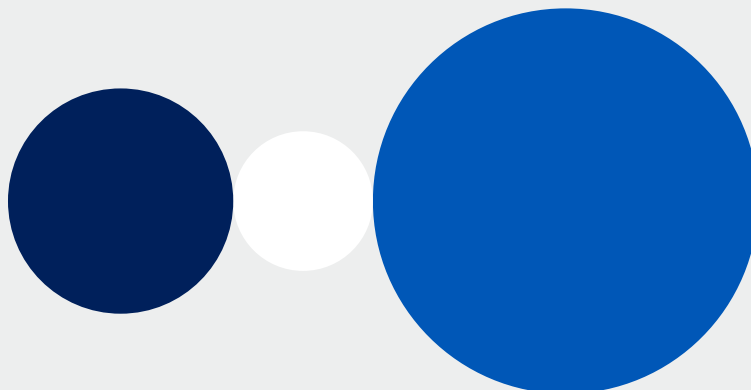
Our global real estate presence

- | | | | |
|-----------|---------------|--------------|---------------|
| 1. Boston | 2. Edinburgh | 4. Frankfurt | 10. Hong Kong |
| 3. London | 5. Madrid | 6. Paris | 11. Seoul |
| | 7. Amsterdam | 8. Brussels | 12. Tokyo |
| | 9. Copenhagen | | 13. Singapore |

Source: abrdn, December 2022.

³ Includes Tritax.

GREAT UCITS ETF – a smarter way to get your real estate exposure



Important Information

The fund is a sub fund of abrdn III ICAV, an open-ended umbrella fund which is regulated by the Central Bank of Ireland and with segregated liability between sub-funds registered in the Republic of Ireland (no. C469164) at 70 Sir John Rogerson's Quay, Dublin 2.

abrdn Investments Limited (formerly Aberdeen Asset Managers Limited) is registered in Scotland (SC108419) at 10 Queen's Terrace, Aberdeen, AB10 1XL. It is authorised and regulated in the United Kingdom by the Financial Conduct Authority and is the **Investment Manager** and **Distributor** for abrdn III ICAV.

Details of abrdn's Sustainable and Responsible Investment Approach are published at **abrdn.com** under Sustainable Investing.

This fund concerns the acquisition of units/shares in a fund, and not in a given underlying asset such as a building or shares of a company.

Any decision to invest should take into account all objectives of the fund. To help you understand this fund and for a full explanation of risks and the overall risk profile of this fund and the share classes within it, please refer to the Key Investor Information Documents or the Key Information Document available in the local language, and Prospectus available in English, which are available on our **website**. The Prospectus also contains a glossary of key terms used in this document.

A summary of investor rights can be found in English under Group Policies on the Manager's **website**

This information is intended to be of general interest only and should not be considered as an offer, investment recommendation or solicitation to deal in the shares of any securities or financial instruments. Subscriptions for shares in the fund may only be made on the basis of the latest prospectus, relevant Key Investor Information Document (KIID) or the Key Information Document and, in the case of UK investors, the Supplementary Information (SID) for the fund which provides additional information as well as the risks of investing. These may be obtained free of charge from abrdn. All documents are also available on **abrdn.com**.

Further information about the abrdn Global Real Estate Active Thematics UCITS ETF can be obtained from the prospectus, supplement to the prospectus and latest annual and semi-annual reports once available. These documents are available in English, are free of charge and can be obtained along with other information such as unit prices, from **abrdn.com**, the Manager, or the paying agent: EU/EEA territories in which the fund is authorised for sale: **europeanfacilitiesagent@carnegroup.com**

The Manager may terminate arrangements for marketing the fund under the Cross-border Distribution Directive denotification process.

The fund has been authorised for public sale in certain jurisdictions and private placement exemptions may be available in others. It is not intended for distribution or use by any person or entity that is a citizen or resident of or located in any jurisdiction where such distribution, publication or use would be prohibited.

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Before making an investment in the fund, investors should take steps to ensure that they fully understand the investment risks associated with the fund and have made an independent assessment of the appropriateness of an investment in the fund in light of their own objectives and circumstances.

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