Invesco

Data as at 31 May 2026

Invesco Global Real Estate Fund

Z gross quarterly distribution - USD

ISIN: LU1919885589 | Bloomberg code: INGCRIU LX

Why invest in this fund

1. Utilising Invesco's dedicated real estate business which has over 40 years of experience in Real Estate investing and employs over 600 professionals across 21 cities
2. Allowing an investor access to a well-diversified portfolio of high-quality real estate assets globally
3. Asset class resilience to inflation serving as a great addition to an investor's portfolio

Distribution information

Distribution frequency	Quarterly
Distribution date	

Risk indicator

Lower risk — Higher risk

1	**2**	3	4	5	6	7

The Risk Indicator is subject to change and is correct based on the data available at the time of publication.

This marketing communication is for Professional investors as defined in the important information section. Investors should read the legal documents prior to investing.

Investment risks

For complete information on risks, refer to the legal documents. The value of investments and any income will fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Property and land can be illiquid and difficult to sell, so the fund may not be able to sell such investments when desired and at the intended price. The value of property is generally a matter of an independent valuer's opinion and may not be realised. Real estate investments are typically not listed on regulated markets and need to be valued via the application of appropriate models (potentially applied by independent experts): this may lead to inaccurate valuations which may not be reflected into transaction prices. Changes in interest rates, rental yields, FX rates, market trends and general economic conditions may result in fluctuations in the value of the assets and of the Fund and in the level of cash-flows generated. Real estate investments are exposed to counterparty risk, which is the risk that a counterpart is unable to deal with its obligations. The Fund may use derivatives (complex instruments) and borrowings, which may result in the Fund being significantly leveraged and may result in large fluctuations in the value of the Fund. Real estate investments can be exposed to new sustainability-related regulatory requirements and trends that may negatively affect the value of those assets which are not compliant and can envisage significant costs to be invested to comply or to simply improve their sustainability profile. In addition, real estate investments can be also significantly exposed to negative economic effects stemming from climate change, natural disasters and the general preference of investors for assets with better sustainability features. Real estate investments are labour-intensive and present a significant amount of human/manual inputs and activities, hence potentially exposed to several types of operational risks that may affect areas such as administrations, operations, reporting and others. The underlying funds might make use of debt to finance investments which may result in the Fund being more leveraged and may result in greater fluctuations in the value of the Fund. Many Real Estate investments are illiquid, meaning that the Fund may not be able to sell them quickly at a fair price and/or that the redemptions may be delayed due to illiquidity of the underlying investments.

Fund objective

The objective of the Fund is to provide, over the long term, an average annual gross total return in line with that of a global core real estate portfolio and with the expectation that, on average, income will comprise 40-60% of the total return expressed in USD. For the full objectives and investment policy please consult the Offering Memorandum. The investment concerns the acquisition of units in an actively managed fund and not in a given underlying asset.

Fund overview

Portfolio managers (Fund tenure)	Tracey Luke (2019), Yuwen Cao (2026)
Total net assets	USD 128.49 million
Original fund launch date	11 February 2019
Share class launch date	11 February 2019
Reposition date	N/A
Legal status	Fonds Commun de Placement (FCP-RAIF)
Share class currency	USD
Current NAV	USD 83.99

Effective 8 May 2026, Yuwen Cao became Fund manager of the Invesco Global Real Estate Fund.

Sector breakdown (% of total net assets)

Name	Fund
Industrial - Direct	20.7
Office - Direct	18.7
Residential - Direct	15.0
Retail - Direct	7.4
Other Sectors - Direct	5.3
Health Care - Direct	0.8
Liquidity Sleeve	32.1

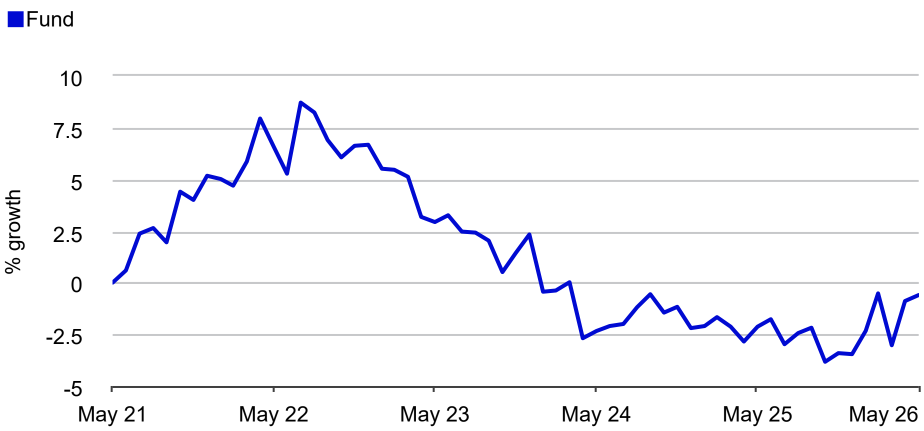
Top countries
(% of total net assets)

	Fund
Liquidity Sleeve	39.0
US - Direct	27.6
Australia - Direct	6.1
Japan - Direct	5.4
Germany - Direct	5.4
France - Direct	5.4
South Korea - Direct	3.7
Spain - Direct	2.7
Poland - Direct	2.6
China - Direct	2.1
Netherlands - Direct	1.8
UK - Direct	1.4
New Zealand - Direct	1.4
Singapore - Direct	1.4
Other	0.9

The allocation of stock is based on country of risk.
All fund portfolio figures within this leaflet are as at 31/05/2026 except where noted otherwise. Underlying direct real estate fund is valued on a quarterly basis, with final valuation reported after each quarter end. The Fund may also, from time to time or as part of interim liquidity management, include investments in debt securities, money market funds, Exchange Traded Funds, other Collective Investment Schemes, or any other investment, which may or may not be allocated to Real Estate, that the Investment Manager believes will help the Fund achieve its objective. Statistics are based on latest published data by underlying holdings which may be reported on a lag.

Past performance does not predict future returns. Data points are as at month end.

Performance



Cumulative performance (%)

	1 year	3 years	5 years	5 years ACR*
Fund	1.57	-3.43	-0.60	-0.12

*ACR - Annual Compound Return

Calendar year performance (%)

	2025	Since inception (annualised)
Fund	-1.29	0.87

Standardised rolling 12-month performance (%)

	05.16 05.17	05.17 05.18	05.18 05.19	05.19 05.20	05.20 05.21	05.21 05.22	05.22 05.23	05.23 05.24	05.24 05.25	05.25 05.26
Fund	-	-	-	-0.81	7.17	6.57	-3.41	-5.12	0.21	1.57

The performance data shown does not take account of the commissions and costs incurred on the issue and redemption of units. Returns may increase or decrease as a result of currency fluctuations. Source: © 2026 Invesco. Gross income re-invested to 31 May 2026 unless otherwise stated. All performance data on this factsheet is in the currency of the share class.

Benchmark index

The Fund is not managed in reference to a benchmark.

Important information

This marketing communication is for Professional investors in Austria, Belgium, Switzerland, Germany, Denmark, Spain, Finland, France, Italy, Luxembourg, Netherlands, Norway, Sweden and the UK. Investors should read the legal documents prior to investing. By accepting this material, you consent to communicate with us in English, unless you inform us otherwise.
This is marketing material and not financial advice. It is not intended as a recommendation to buy or sell any particular asset class, security or strategy. Regulatory requirements that require impartiality of investment/investment strategy recommendations are therefore not applicable nor are any prohibitions to trade before publication. Views and opinions are based on current market conditions and are subject to change. If on any given Redemption Day of the Sub-Fund, the aggregate value of applications for redemption or conversion of Units of the Sub-Fund when deducted from the aggregate value of subscriptions for the relevant Redemption Day or Conversion Day represent in aggregate: (i) more than five percent (5%) of the Net Asset Value of the Sub-Fund per calendar month, or (ii) more than fifteen percent (15%) of the Net Asset Value of the Sub-Fund per any rolling ninety (90) calendar days period, IMSA may decide that part (on a pro rata basis) or all of such requests for redemption or conversion exceeding one of the above limits will at the discretion of IMSA be cancelled. IMSA reserves the right, if the circumstances so justify, to determine that a lower monthly redemption limit will apply, down to an amount not lower than two percent (2%) of the Net Asset Value of the Sub-Fund. Any such decision will be published on the Website of the Sub-Fund (www.invesco.com/gref/en/literature.html). Investors whose requests for redemption or conversion have been cancelled in accordance with the above shall be notified thereof as soon as reasonably practicable. Further to this where redemptions have exceeded the limits noted above and where the circumstances so justify, IMSA may decide that no further applications for redemptions or conversion shall be accepted until further notice. The fund, as a Reserved Alternative Investment Fund domiciled in Luxembourg, is eligible for Well-Informed Investors (as defined in the Luxembourg Law dated 28 July 2023) and marketing in the EEA is permitted to Professional Clients only. The Fund is a dedicated Luxembourg open-ended unregulated fund. It qualifies as an alternative investment fund (AIF) managed by Invesco Management S.A. as external alternative investment fund manager (AIFM). For more information on our funds and the relevant risks, please refer to the Offering Memorandum, the Annual or Interim Reports, and constituent documents (all available in English). These documents are available from your local Invesco office. A summary of investor rights is available in English from www.invesco.com/lu-manco/en/home.html. The management company may terminate marketing arrangements. Not all share classes of this fund may be available for public sale in all jurisdictions and not all share classes are the same nor do they necessarily suit every investor.

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Contact information

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Costs and charges of the Fund

For further information on charges that apply to each share class of the Fund, please refer to the relevant Key Information Documents: www.invesco.com/gref/en/literature.html.

Glossary

ACR / Annual Compound Return: Compound returns represent the cumulative effect that gains and losses have on invested capital over time. Annual Compound Return is the annual rate of return that would be required for an investment to grow from its starting balance to its ending balance.

Alpha: The risk-adjusted excess return of an investment compared to a benchmark.

Benchmark index: A standard against which an investment fund or portfolio is measured to give an indication of relative performance.

Beta: A measure of an investment's sensitivity to market movements.

Cash and cash equivalents (CCE): The liquid assets on a company's balance sheet. Cash includes currency and demand deposits, while cash equivalents are short-term, highly liquid investments. For accounting purposes, the cash and cash equivalent figure may include the notional cost of futures (a type of derivative). This notional amount will be negative when the Fund is buying futures and positive when the Fund is selling futures.

Commodities: Basic physical goods such as energy, metals, or agricultural products, that are interchangeable within their category and traded on global markets.

Country of risk: Used to classify stocks, identifies the main country of operations/ exposure of a firm.

Distribution frequency: How often dividends and/or interest generated by an investment product are disbursed to investors.

Holdings: The contents of an investment portfolio or fund, including any products like equities, bonds or ETFs.

Market capitalisation: How much a company is worth as determined by the stock market. Calculated as the total market value of all shares.

Volatility: The degree to which the price of a financial asset fluctuates over time, indicating how much and how quickly its value tends to rise or fall.