



# Vert Global Sustainable Real Estate ETF



Quarterly Update as of December 2023

# Disclosure

ETFs are subject to additional risks that do not apply to conventional mutual funds, including the risks that the market price of an ETF's shares may trade at a premium or discount to its net asset value, an active secondary trading market may not develop or be maintained, or trading may be halted by the exchange in which they trade, which may impact an ETF's ability to sell its shares. Shares of any ETF are bought and sold at market price (not NAV) and are not individually redeemed from the ETF. Brokerage commissions will reduce returns.

Investing involves risks. The risks related to investments in real estate securities include, but are not limited to, adverse changes in general economic and local market conditions; adverse developments in employment; changes in supply or demand for similar or competing properties; unfavorable changes in applicable taxes, governmental regulations, or interest rates; operating or developmental expenses and lack of available financing. The Fund could lose money due to the performance of real estate-related securities even if securities markets generally are experiencing positive results due to the concentration in real estate-related securities. The Fund's focus on sustainability considerations (Environmental, Social and Governance "ESG" criteria) may limit the number of investment opportunities available to the Fund, and as a result, at times, the Fund may underperform funds that are not subject to similar investment considerations.

Any tax information provided is not exhaustive. Investors must consult their tax advisor or legal counsel for advice and information concerning their particular situation. Neither the Fund nor any of its representatives may give tax advice.

**The Vert Global Sustainable Real Estate Fund's investment objectives, risks, charges, and expenses must be considered carefully before investing. The statutory, and if available summary prospectuses contain this and other important information about the investment company, and may be obtained by calling 1-844-740-VERT or visiting [www.vertfunds.com](http://www.vertfunds.com). Read carefully before investing.**

The Vert Global Sustainable Real Estate ETF is distributed by Quasar Distributors, LLC. Vert and Dimensional are unaffiliated with Quasar Distributors.

**Dimensional Fund Advisors LP is an investment advisor registered with the Securities and Exchange Commission and acts as subadvisor to Vert Asset Management for the Vert Global Sustainable Real Estate ETF.**



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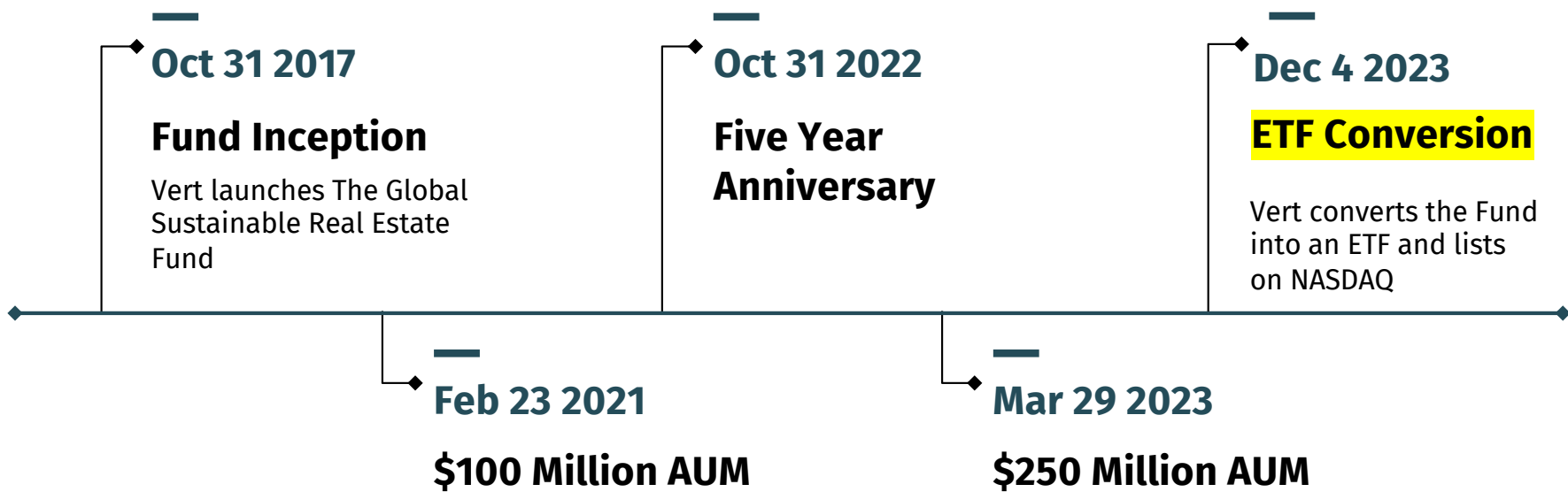
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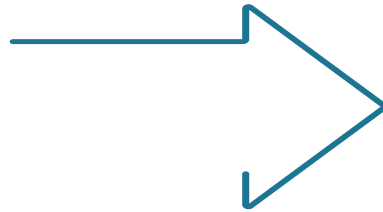
# ETF Update

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# Historical Timeline

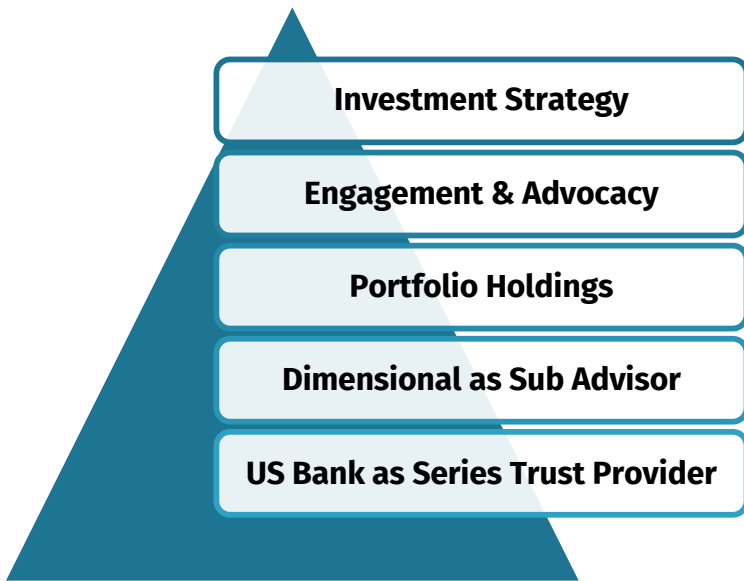


The Vert Global Sustainable  
Real Estate Fund  
VGSRX

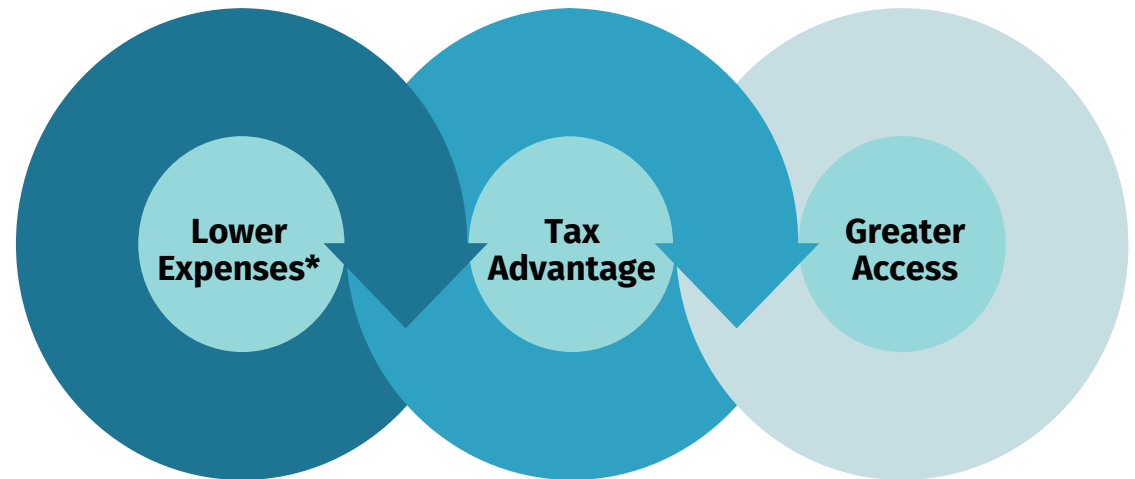


The Vert Global Sustainable  
Real Estate ETF  
VGSR

### What Remained the Same



### What Changed



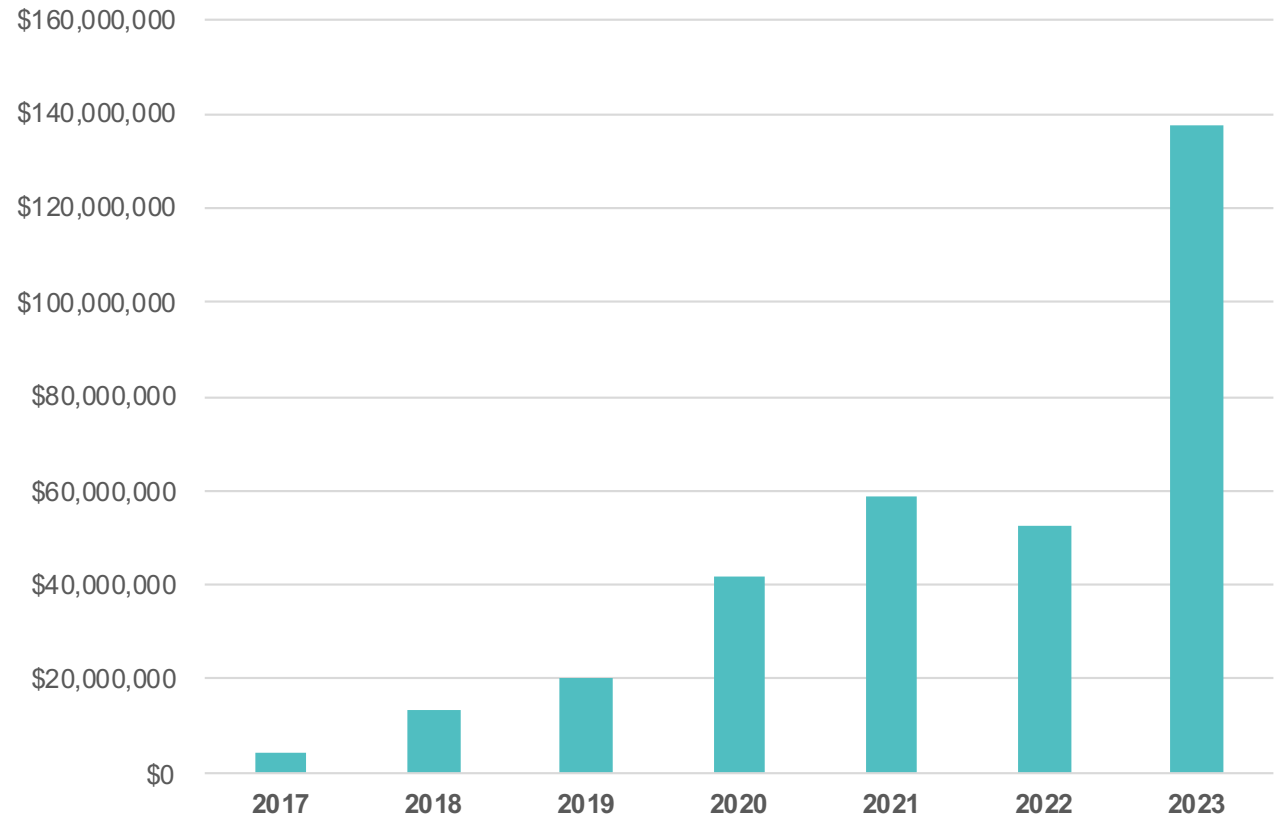
\* Gross expense ratio is 0.62%. Vert has contractually agreed to lower the net expense ratio from 0.50% to 0.45% through 12/4/2026. Net expense ratio is what the investor would pay.

# Fund Flows

**VGSRX (the Fund) received \$133 million in net flows through Nov 30<sup>th</sup> 2023.**

**VGSR (the ETF) received \$4 million net flows in December of 2023.**

**AUM is \$348 Million as of December 31, 2023.**



Data as of December 31, 2023.



# Performance

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# Standardized Fund Performance

<i>As of December 31, 2023</i>		3 months	Year to Date	1 Year	3 Year	5 Year	Since Inception 10/31/2017
<b>Vert Global Sustainable Real Estate Fund</b>	<b>NAV</b>	18.14%	13.91%	13.91%	3.69%	4.55%	2.57%
	<b>Market Price</b>	18.60%	14.35%	14.35%	3.82%	4.63%	2.64%
<b>S&amp;P Global REIT Index</b>		15.47%	10.26%	10.26%	3.09%	4.16%	3.01%

Prior to listing on December 4, 2023, the Fund operated as a mutual fund. Effective as of the close of business on December 1, 2023, the Fund acquired the assets and assumed the performance, financial and other historical information of the predecessor mutual fund. The NAV of the predecessor mutual fund is used for NAV performance from inception of the predecessor fund's institutional class shares to listing. Shares of the predecessor mutual fund were purchased and redeemed at NAV rather than in secondary market transactions at negotiated market prices and, therefore, the predecessor mutual fund did not have a market value. As such, market values, along with the premium discount history, are only provided since listing.

**Fund Returns are net of all fees. The performance data quoted represents past performance. Past performance does not guarantee future results. The investment return and principal value of an investment will fluctuate so that an investor's shares, when sold or redeemed, may be worth more or less than their original cost and current performance may be lower or higher than the performance quoted. For performance current to the most recent month end please call 1-844-740-VERT. Short term performance, in particular, is not a good indication of the fund's future performance, and an investment should not be made based solely on returns. Performance for periods less than 1 year are cumulative returns. Performance is annualized for periods greater than 1 year.**

The S&P Global REIT Index is drawn from constituents in the S&P Global Property Index. Constituents must conform to the legal structures that define a real estate investment trust in the U.S., or similar guidelines in the country of their domicile. The REITs in the index are primarily companies that invest in buildings, which are human occupied or used for storage. The REIT indices specifically exclude timber REITs, mortgage REITs and mortgage-backed REITs. One cannot invest directly in an index.

# Performance Commentary

As of December 31, 2023

- **The 4<sup>th</sup> quarter of 2023 came to the rescue with a return of 18.14%, lifting the full calendar year to 13.91%.**
- **The strategy continued its historical pattern of outperforming the benchmark and peers in strong up markets. In 2023, the fund beat the S&P Global REIT Index by 3.68% in 2023 and it outperformed the Morningstar Global Real Estate Peer Group by 3.65%.\***
- **Performance for the strategy is now better than the index for the trailing 1-year, 3-year, and 5-year periods.**
- **No changes were made to the portfolio immediately before, during or after the conversion. We do not believe the conversion had a material impact on performance for the last month of 2023.**
- **A look at the performance by annual calendar year illustrates the volatile nature of both absolute and relative returns. We do not know of any way to predict future short term returns reliably and believe investors should stay disciplined and invested for the long term.**

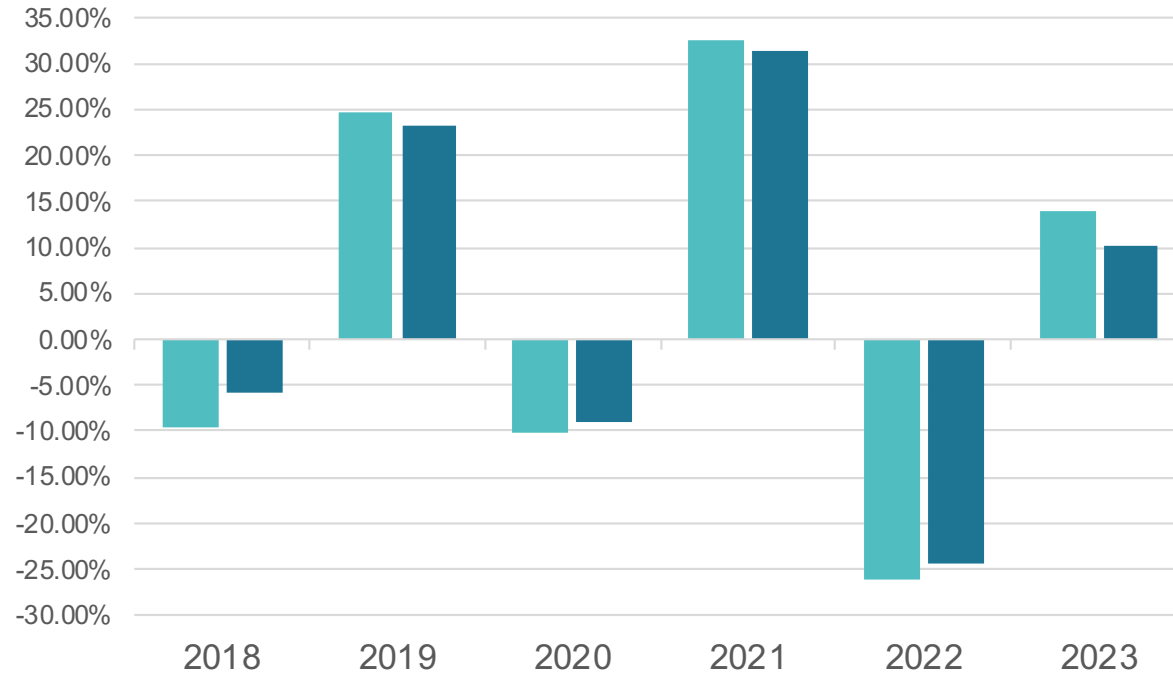
\*The Morningstar Global Real Estate Peer Group or Category consists of global real estate portfolios invest primarily in non-US real estate securities, but may also invest in U.S. real estate securities. Securities that these portfolios purchase include: debt & equity securities, convertible securities, and securities issued by Real Estate Investment Trusts (REITs) and REIT like entities. Portfolios in this category also invest in real-estate operating companies.

The standardized performance for the Peer Group for periods ending 12/31/2023: 10.24% for 1 year, 3.58% for 5 years, and 3.68% for 10 years.

# Annual Fund Returns

As of December 31, 2023

- Vert Global Sustainable Real Estate Fund
- S&P Global REIT Index



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# Annual Fund Returns

<i>As of December 31, 2023</i>	2018	2019	2020	2021	2022	2023
Vert Global Sustainable Real Estate Fund	-9.70%	24.61%	-10.09%	32.60%	-26.19%	13.91%
S&P Global REIT Index	-5.90%	23.12%	-9.09%	31.38%	-24.36%	10.23%
Morningstar Global Real Estate Category	-7.11%	23.45%	-5.43%	22.90%	-25.15%	10.26%
Difference to Index	-3.80%	+1.49%	-1.00%	+1.22%	-1.83%	+3.68%
Difference to Category	-2.59%	+1.16%	-4.66%	+9.70%	-1.04%	+3.65%

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**Spotlight on...**

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**'The Evolution of Sustainability Reporting'**

# Voluntary Reporting Frameworks Become Mandatory

Voluntary reporting has dominated corporate sustainability reporting since the late 1990s. Regulators are starting to codify some of these voluntary frameworks into legal obligations.

In Europe, the Corporate Sustainability Directive (CSRD) is replacing the Non-Financial Reporting Directive and will now cover more public and private corporate entities that have significant revenues from the EU.

In late 2023 California, the world's 5<sup>th</sup> largest economy, passed bills SB 253 and SB 261 which will require companies doing business in the state to report greenhouse gas emissions and provide a Task Force on Climate-related Financial Disclosures report, respectively.

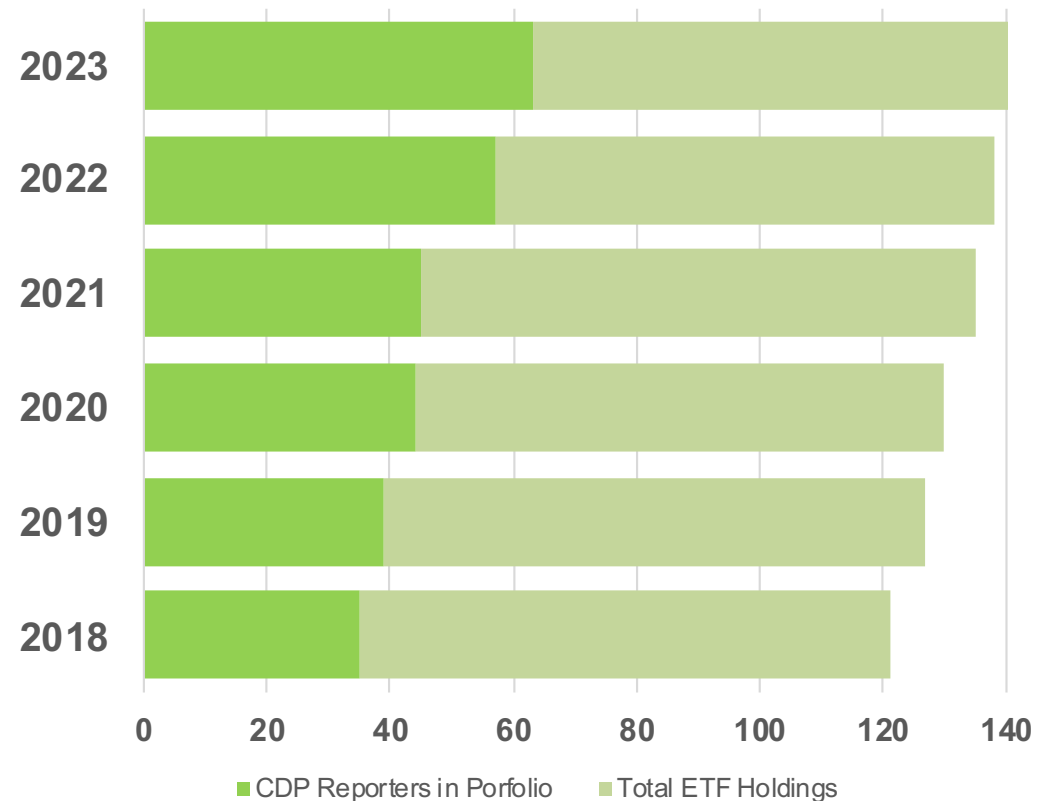
Framework	Topics Addressed	Year	Status
Carbon Disclosure Project (CDP)	Emission reporting for corporate and supply chain activities	2002	Voluntary
Task Force on Climate-related Financial Disclosures	Framework to disclose governance, strategy, risk and opportunities, climate-transition scenarios	2017	Voluntary
Corporate Sustainability Directive (CSRD)	Emissions reporting Report on climate-related financial disclosures	2023	EU regulation
SB 253	Emissions reporting	2024	US state regulation
SB 261	Report on climate-related financial disclosures		

# Voluntary Sustainability Reporting Still Growing

Companies increasingly find competitive value in reporting to voluntary frameworks such as Carbon Disclosure Project (CDP).

In 2023, 23,000+ companies globally provided a CDP report.

The Vert Investment Research Group does look to company CDP reports as part of the qualification process. Companies do not qualify into the strategy simply because they have a CDP report. But we have seen a steady increase in number of companies reporting over the last 6 years. This raises the quantity and quality of sustainability data and increases transparency.



# Our 2023/2024 Engagement Campaign



**2023/2024**

## **Mapping ESG Frameworks**

A Landscape Review of Certifications, Reporting Frameworks and Practices

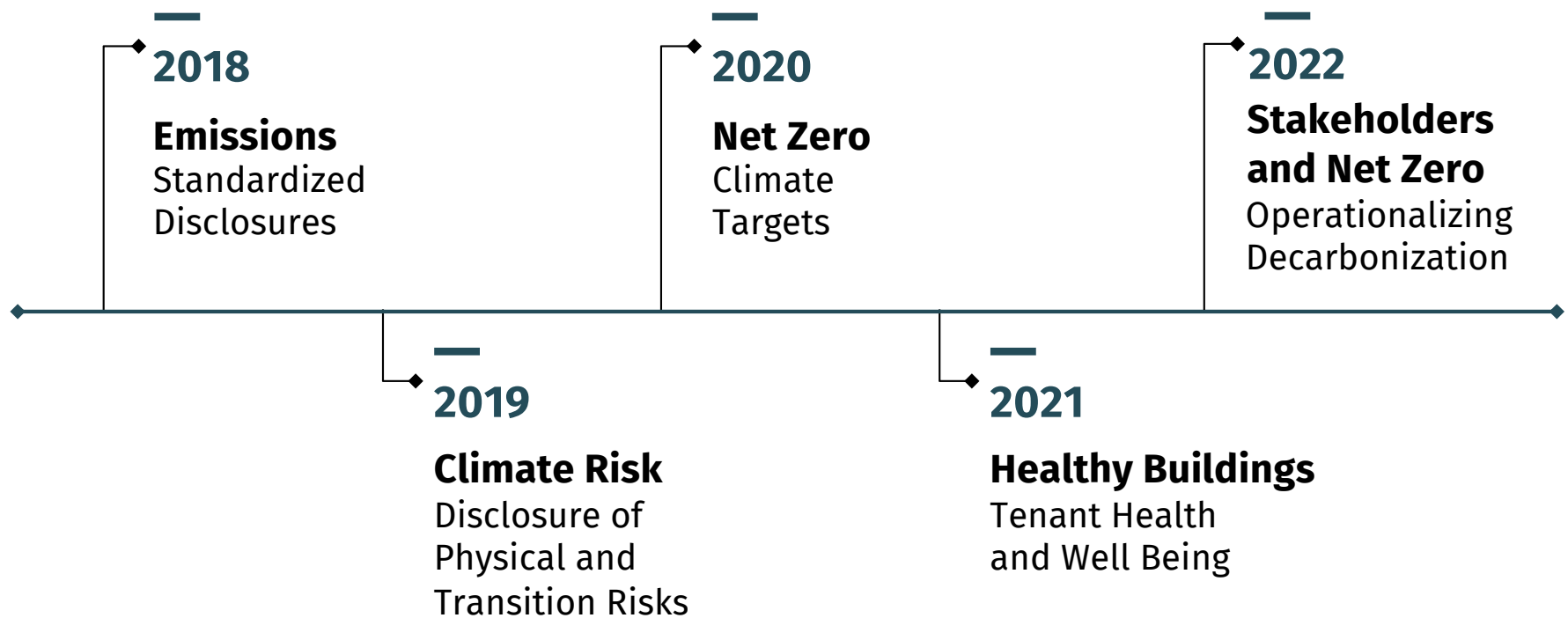
Our annual Engagement Campaigns (see next slide) often ask companies to improve their sustainability reporting by adopting an evolving standard. This year we are sending this landmark report to all portfolio companies so they better understand why and what they are reporting to.

The report reviews the composition of the 14 most used frameworks by real estate entities and investors.

Vert sponsored and worked on the steering committee for the report. As an investor we are interested not in reporting for reporting sake, but to improve disclosure to inform market prices.



# Our Past Engagement Campaigns



# Sustainability Story

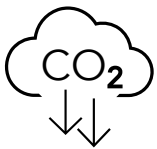
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Hannon Armstrong is the first U.S. public REIT dedicated to facilitating investments in climate solutions. To date they have installed over  
> 290 Energy Efficiency Investments<sup>1</sup>  
> 16 Gigawatts of Wind and Solar



Distributed solar-plus-storage project in Holyoke, MA



**6 Million**

**Cumulative Tons of CO<sub>2</sub> avoided annually**  
– the equivalent to eliminating the emissions from over 700,000 U.S. homes every year



**4.2 Billion**

**Cumulative gallons of water saved annually**  
– the equivalent to the consumption of 40,000 U.S. homes every year



<sup>1</sup>Energy efficiency investment refers to investing in equipment or technology that reduces energy consumption.  
[https://www.hannonarmstrong.com/wp-content/uploads/2022/06/Hannon-Armstrong-2021-Impact-Report\\_FNL.pdf](https://www.hannonarmstrong.com/wp-content/uploads/2022/06/Hannon-Armstrong-2021-Impact-Report_FNL.pdf)

# Portfolio Companies are Reducing Emissions

## PORTFOLIO EMISSIONS REDUCTIONS†

**1,018,074**

METRIC TONNES OF CO<sub>2</sub>  
EQUIVALENT TO‡

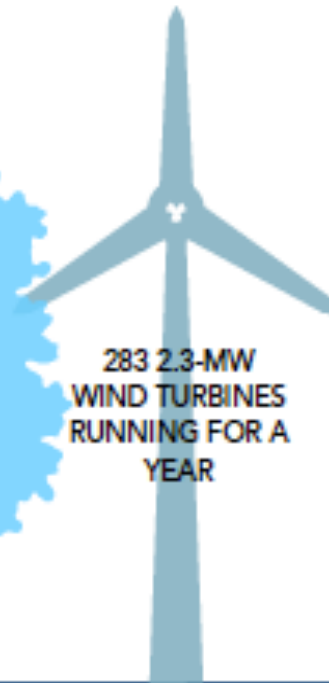
226,552 CARS  
OFF THE ROAD  
FOR A YEAR



CARBON  
SEQUESTERED IN  
1,214,071 ACRES  
OF U.S. FORESTS  
FOR A YEAR



283 2.3-MW  
WIND TURBINES  
RUNNING FOR A  
YEAR



† Portfolio emissions reductions represent 82% of holdings of VGSRX. Emissions reductions are the total change in company reported Scope 1 (directly owned from company on-site generators or vehicles) + Scope 2 (indirectly attributed by purchasing electricity or gas) emissions in carbon dioxide equivalents (CO<sub>2</sub>e) between the 2022 and 2021 reporting years.

‡ Metric tonnes of CO<sub>2</sub>e reduction equivalencies provided by the US Environmental Protection Agency (EPA).

# Characteristics

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# Fund Characteristics: Market, Size, Valuation & Profitability

Market, Size, Valuation & Profitability	S&P Global REIT Index	Vert Global Sustainable Real Estate Fund
<b>Market Characteristics</b>		
Total Value of Eligible Universe (millions) <sup>1</sup>	\$ 1,518,834	\$ 1,033,131
Number of Holdings	422	140
<b>Size Characteristics</b>		
Wtd. Average Market Cap (millions) <sup>2</sup>	28,618	31,679
Median Market Cap (millions)	1,324	2,860
<b>Valuation Characteristics</b>		
Aggregate Price-to-Book Value <sup>3</sup>	1.53	1.67
Weighted Average Dividend-to-Price <sup>4</sup>	4.28	3.84
<b>Profitability Characteristics</b>		
Weighted Average Profitability <sup>5</sup>	0.16	0.20

<sup>1</sup> Total Value of Eligible Universe for the fund is the sum of the FIF (foreign inclusion factor) multiplied by the market cap for all companies in the current buy list. For the indices, it is the sum of the total market cap of all of the companies in the index.

<sup>2</sup> Market cap is short for market capitalization which is the total value of a publicly traded company's outstanding common shares owned by stockholders.

<sup>3</sup> Price to Book Ratio is a ratio used to compare a stock's market value to its book value. It is calculated by dividing the current closing price of the stock by the latest quarter's book value per share.

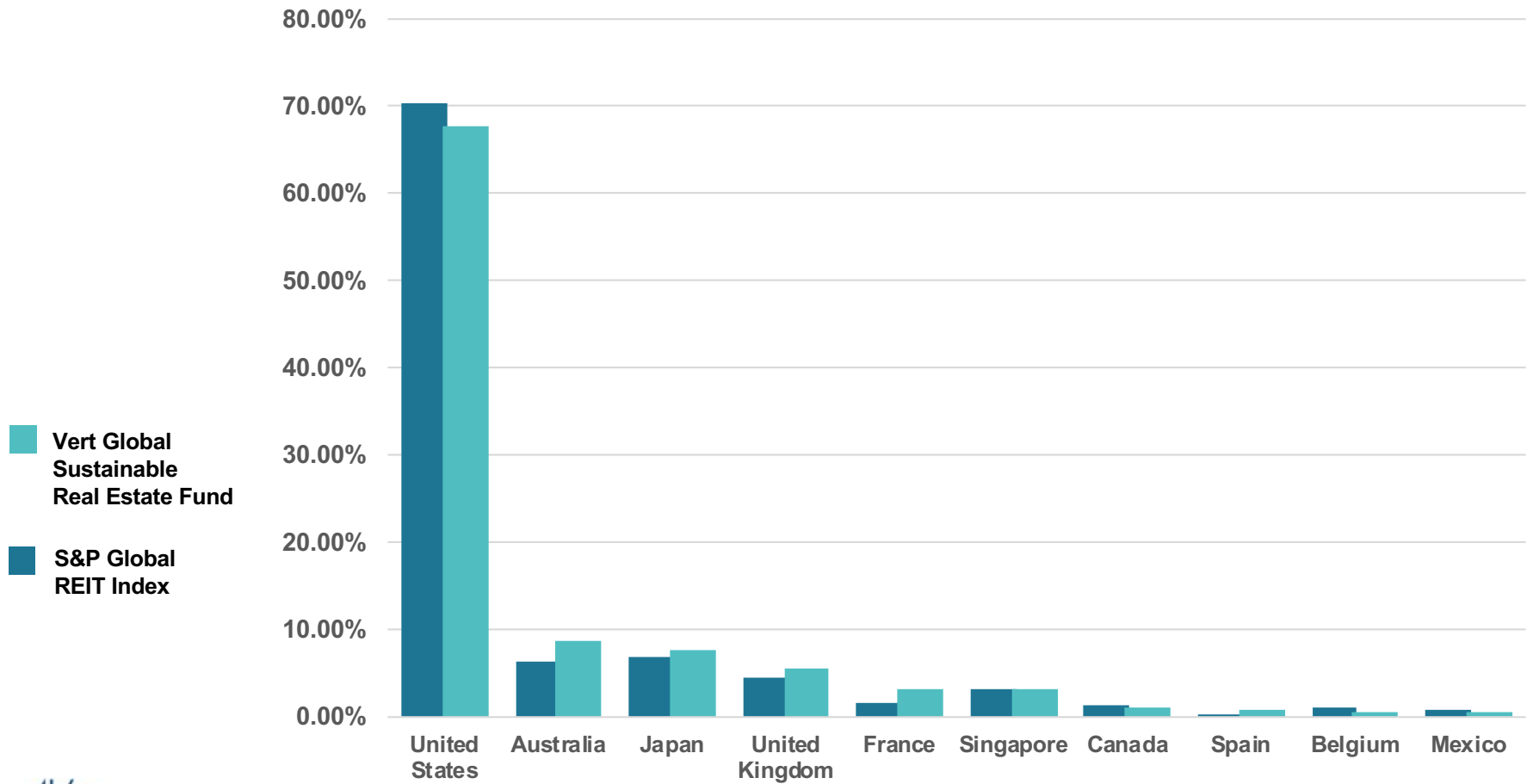
<sup>4</sup> Weighted Average Dividend-to-Price how much the underlying holdings pay out in dividends relative to their share price.

<sup>5</sup> Weighted Average Profitability is a company's operating income before depreciation and amortization minus interest expense scaled by book equity.



Data as of December 31, 2023.

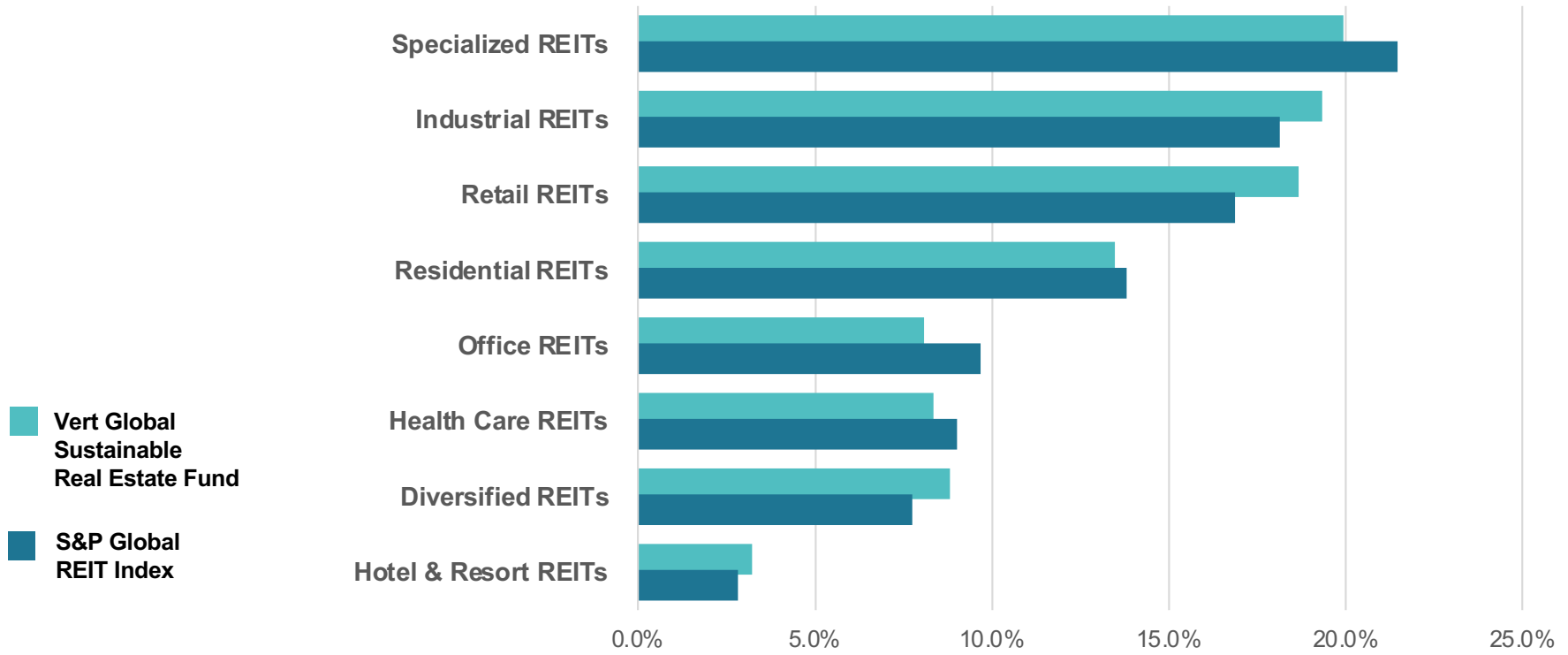
# Country Weights



Values may not total 100 due to rounding. Data as of December 31, 2023.



# Sector Weights



Values may not total 100 due to rounding. Sectors defined by MSCI. Data as of December 31, 2023



## Fund Characteristics: Top Ten Holdings

S&P Global REIT Index		Vert Global Sustainable Real Estate Fund	
Prologis	8.11%	Simon Property Group	5.52%
Equinix	4.98%	American Tower Corp	5.34%
Welltower	3.29%	Prologis	5.34%
Public Storage	3.18%	Welltower	4.91%
Simon Property Group	3.06%	Digital Realty Trust	4.78%
Realty Income Corp	2.74%	Equinix	4.53%
Digital Realty Trust	2.68%	Extra Space Storage	4.00%
Extra Space Storage	2.23%	Goodman Group	3.50%
VICI Properties	2.17%	AvalonBay Communities	3.04%
Goodman Group	1.96%	Equity Residential	2.47%
Top 10 Names	34.40%	Top 10 Names	43.43%



Note: Fund holdings and sector allocations are subject to change at any time and should not be considered a recommendation to buy or sell any security. Data as of December 31, 2023.

# Vert Global Sustainable Real Estate ETF



- Strong ESG Tilt
- Deep Shareholder Engagement
- Sub-advised by Dimensional
- \$348 million AUM (as of 12.31.23)
- 6 Year Track Record
- 0.45% Net Expense Ratio

\*Manager has contractually agreed to limit the expense ratio to 0.45% through 12/4/2026. Net expense ratio is what the investor would pay.



## Contact



### Websites

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