



# Vert Global Sustainable Real Estate Quarterly Update

December 2024

# 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.

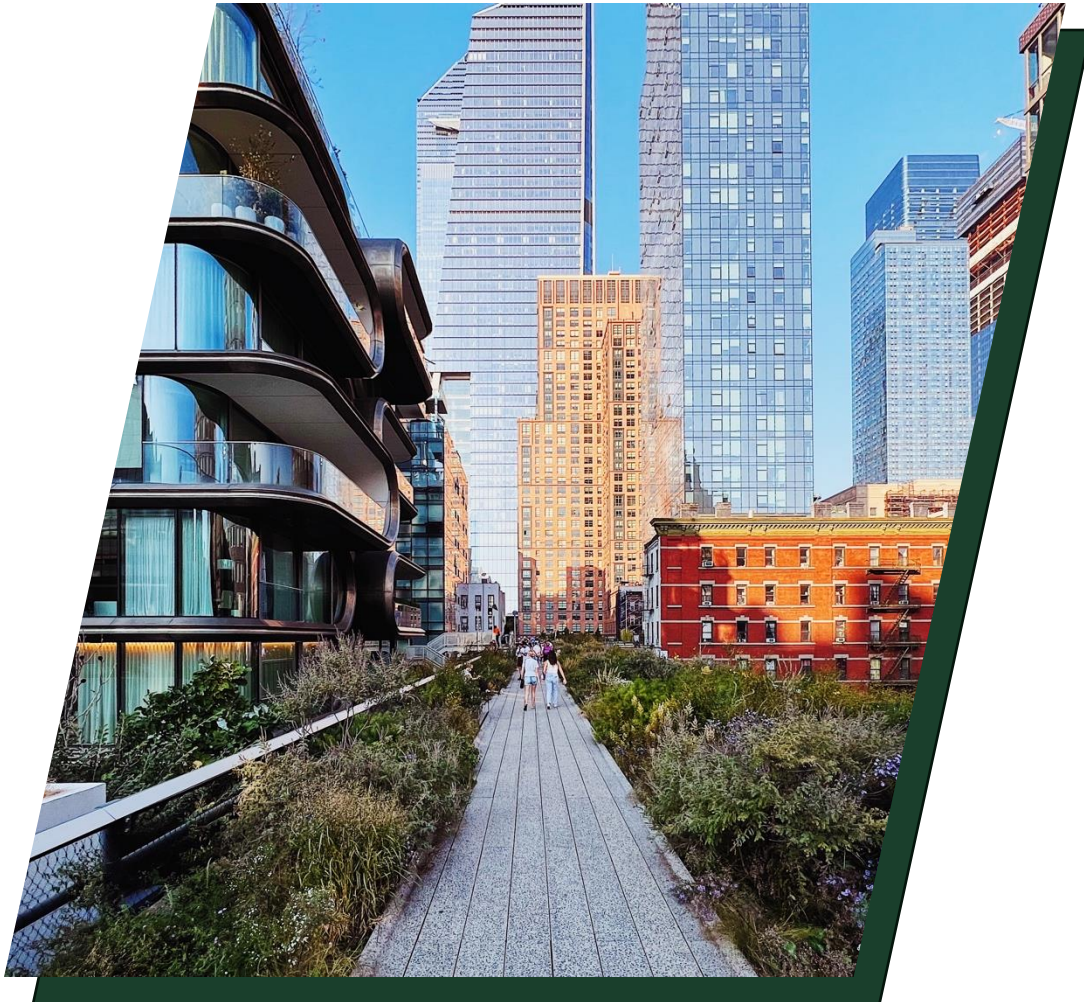
Any tax information provided is not exhaustive. Investors must consult their tax advisor or legal counsel for advice and information concerning their particular situation. Neither the Fund nor any of its representatives may give tax advice.

**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.

# Vert Global Sustainable Real Estate ETF



- ✔ Strong ESG Tilt
- ✔ Deep Shareholder Engagement
- ✔ Sub-advised by Dimensional
- ✔ \$412 million AUM (as of 12.31.24)
- ✔ 7 Year Track Record
- ✔ 0.45% Net Expense Ratio

\*Gross expense ratio is 0.56%. 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.

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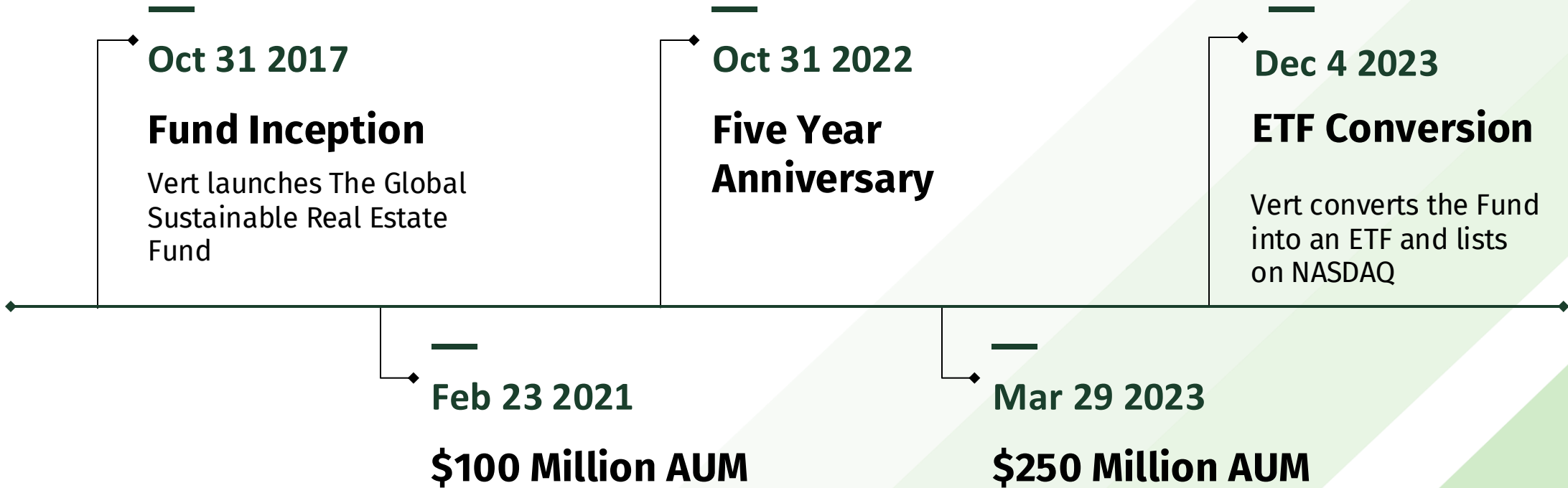
4. Characteristics

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# ETF Update

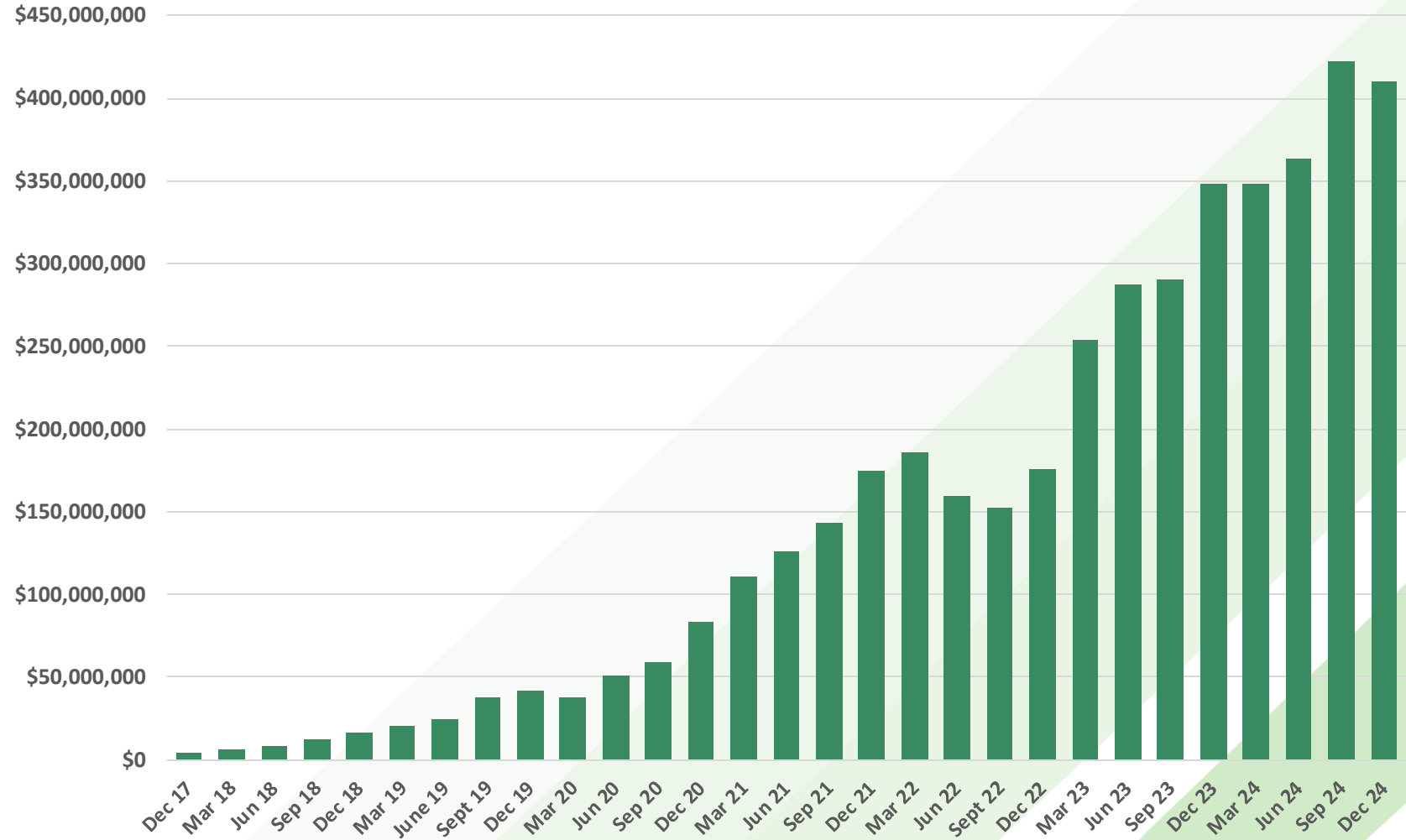


# Historical Timeline



# Fund Growth

## Assets Under Management



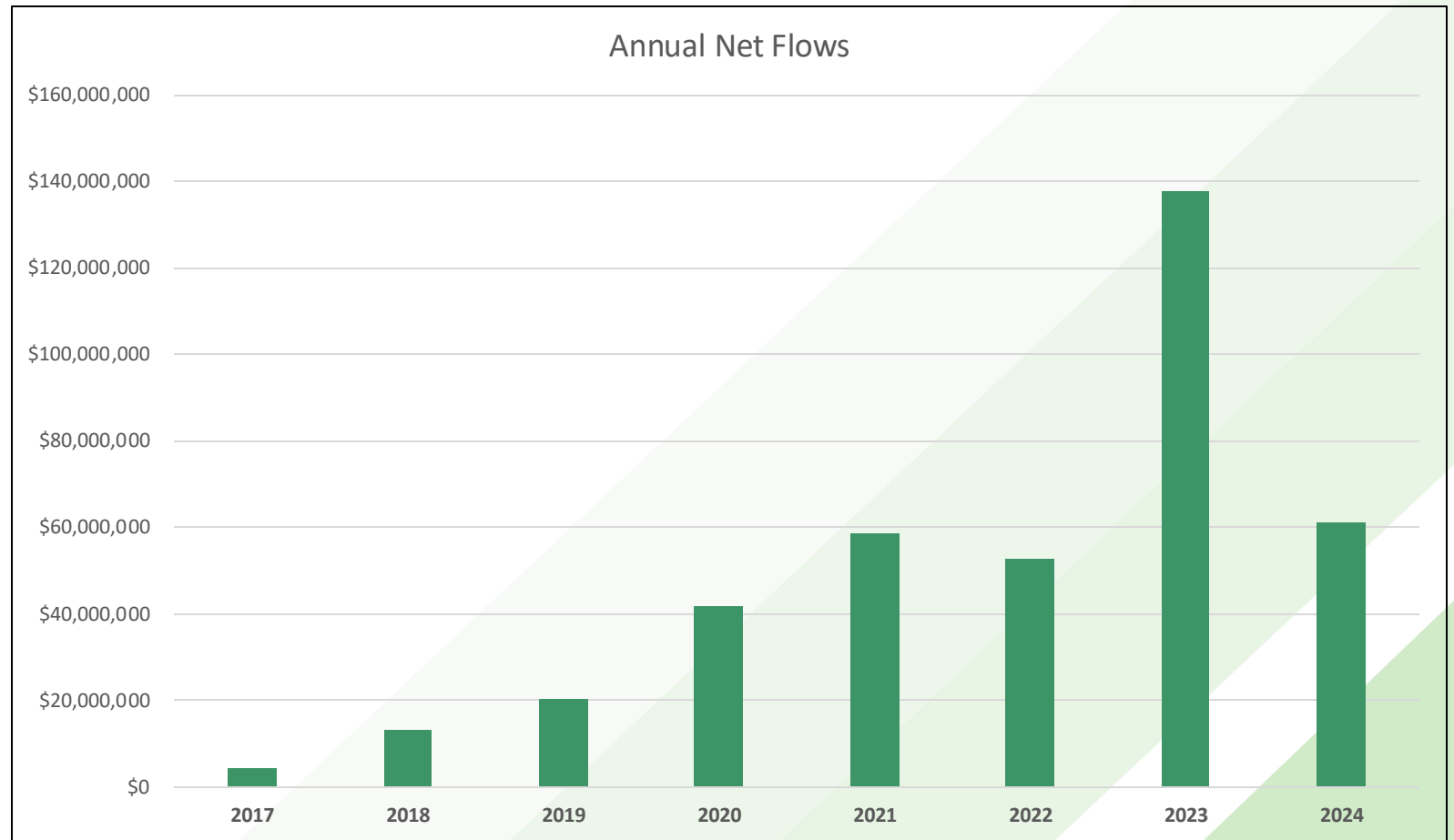
Data as of December 31, 2024

# Flows

## Net Flows by Quarter

**Q1 2024:** \$11 million  
**Q2 2024:** \$20 million  
**Q3 2024:** \$2 million  
**Q4 2024:** \$28 million

**Total:** \$61 million



Data as of December 31, 2024



# Volume

## Average Daily Volume (Dollars)

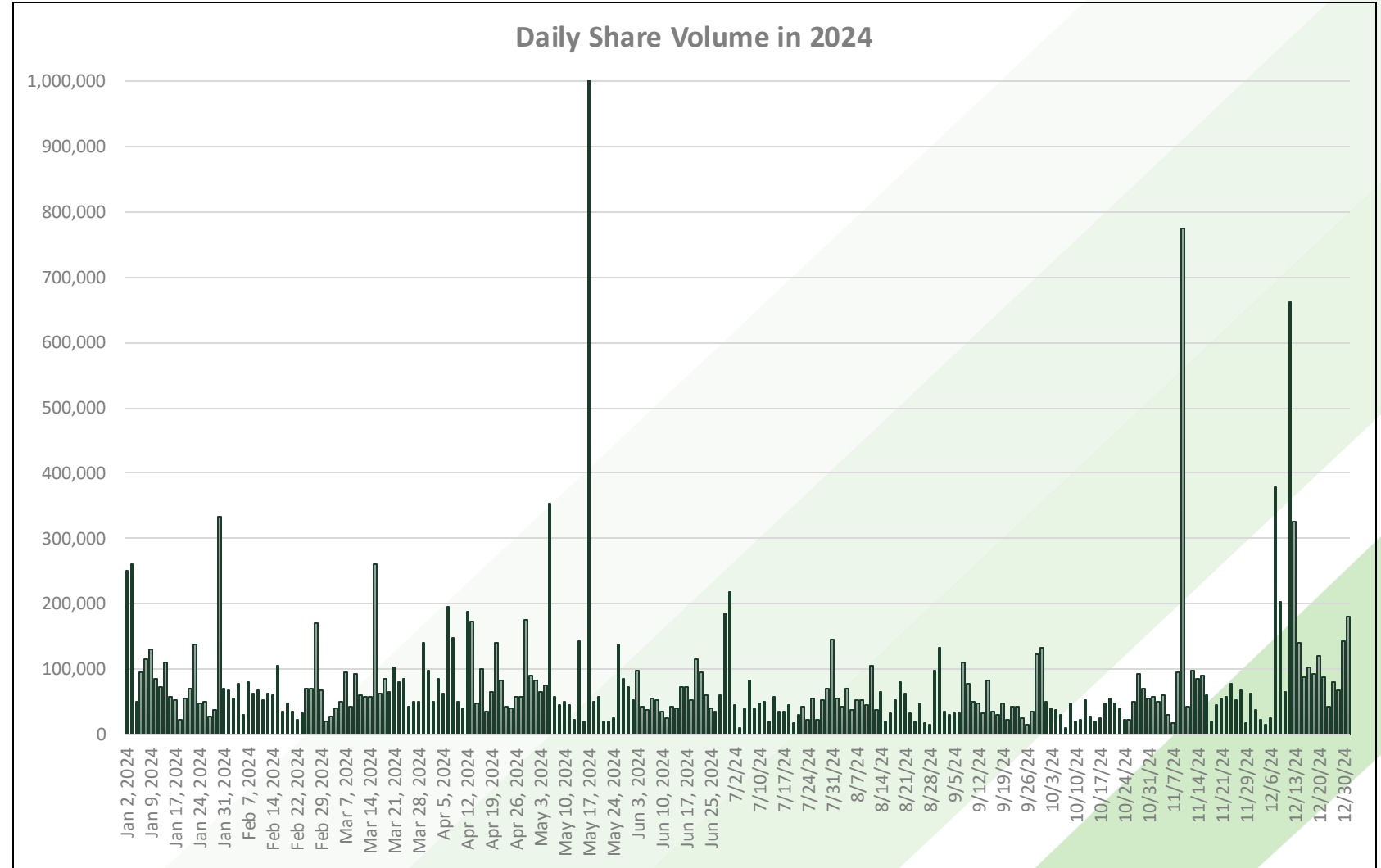
**Q1 2024: \$ 760,392**

**Q2 2024: \$ 895,979**

**Q3 2024: \$ 515,809**

**Q4 2024: \$ 957,000**

**2024: \$ 782,295**



Data as of December 31, 2024

# Performance



# Standardized Fund Performance

As of December 31, 2024		3 months	Year to Date	1 Year	3 Year	5 Year	Since Inception 10/31/2017
Vert Global Sustainable Real Estate Fund	Market	-8.35%	5.52%	5.52%	-3.79%	1.21%	3.03%
	NAV	-8.61%	5.45%	5.45%	-3.93%	1.12%	2.97%
S&P Global REIT Index		-9.02%	2.77%	2.77%	-5.02%	0.46%	2.98%

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

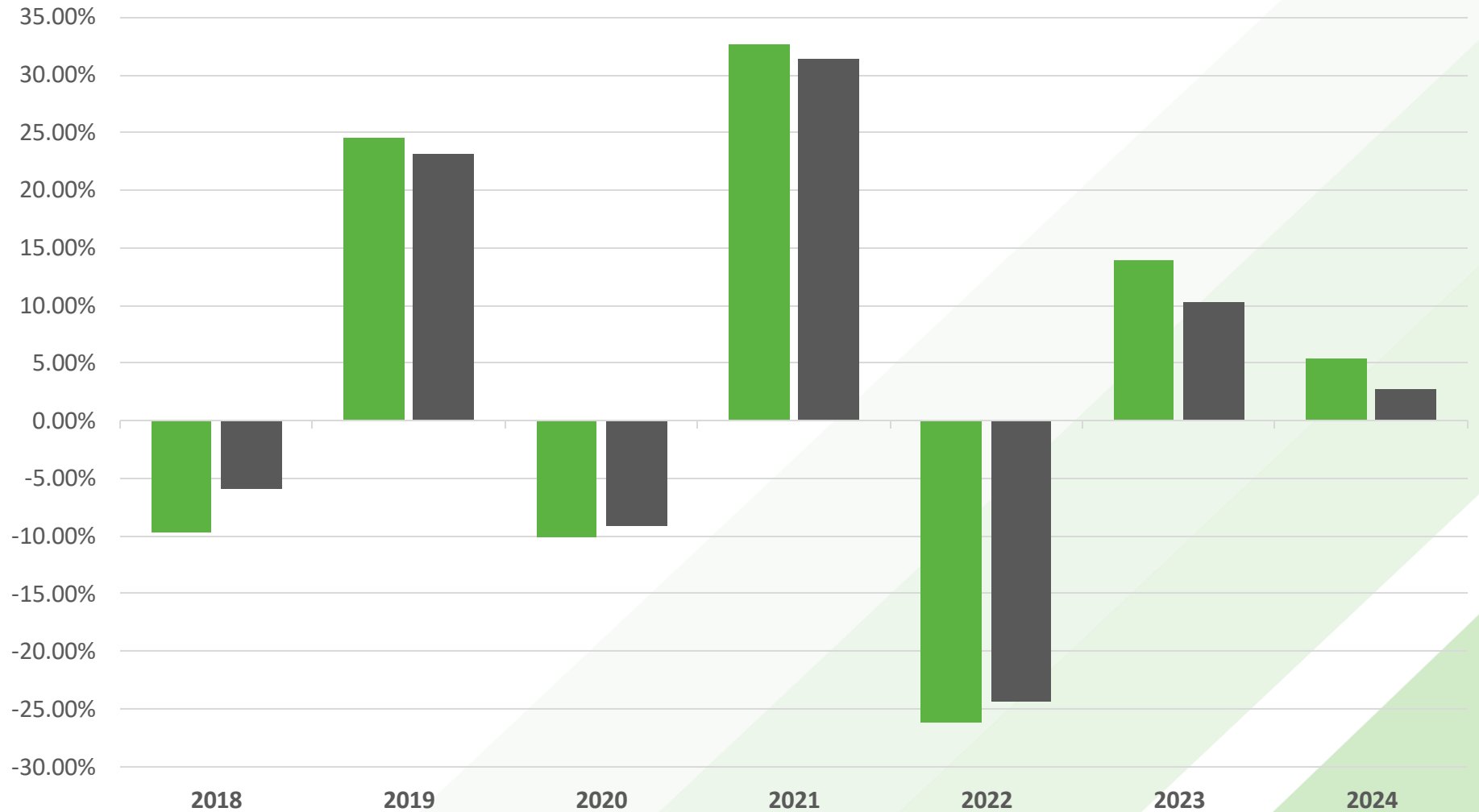
*As of December 31, 2024*

- **Fourth Quarter: VGSR returned -8.61% compared to the benchmark S&P Global REIT Index return of -9.02%.**
- **2024: VGSR is up 5.45% while the S&P Global REIT index is up 2.77%.**
- **The strategy has outperformed the benchmark for the trailing 1-year, 3-year, and 5-year periods.**
- **Since inception the strategy has almost matched the index, underperforming by just 0.01%.**
- **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.**

# Annual Fund Returns

As of December 31, 2024

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



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# Calendar Year Fund Returns

<i>As of December 31, 2024</i>	2018	2019	2020	2021	2022	2023	2024
Vert Global Sustainable Real Estate Fund	-9.70%	24.61%	-10.09%	32.60%	-26.19%	13.91%	5.45%
S&P Global REIT Index	-5.90%	23.12%	-9.09%	31.38%	-24.36%	10.23%	2.77%
Morningstar Global Real Estate Category	-7.11%	23.45%	-5.43%	22.90%	-25.15%	10.26%	0.26%
Difference to Index	-3.80%	+1.49%	-1.00%	+1.22%	-1.83%	+3.68%	+2.68%
Difference to Category	-2.59%	+1.16%	-4.66%	+9.70%	-1.04%	+3.65%	+5.19%

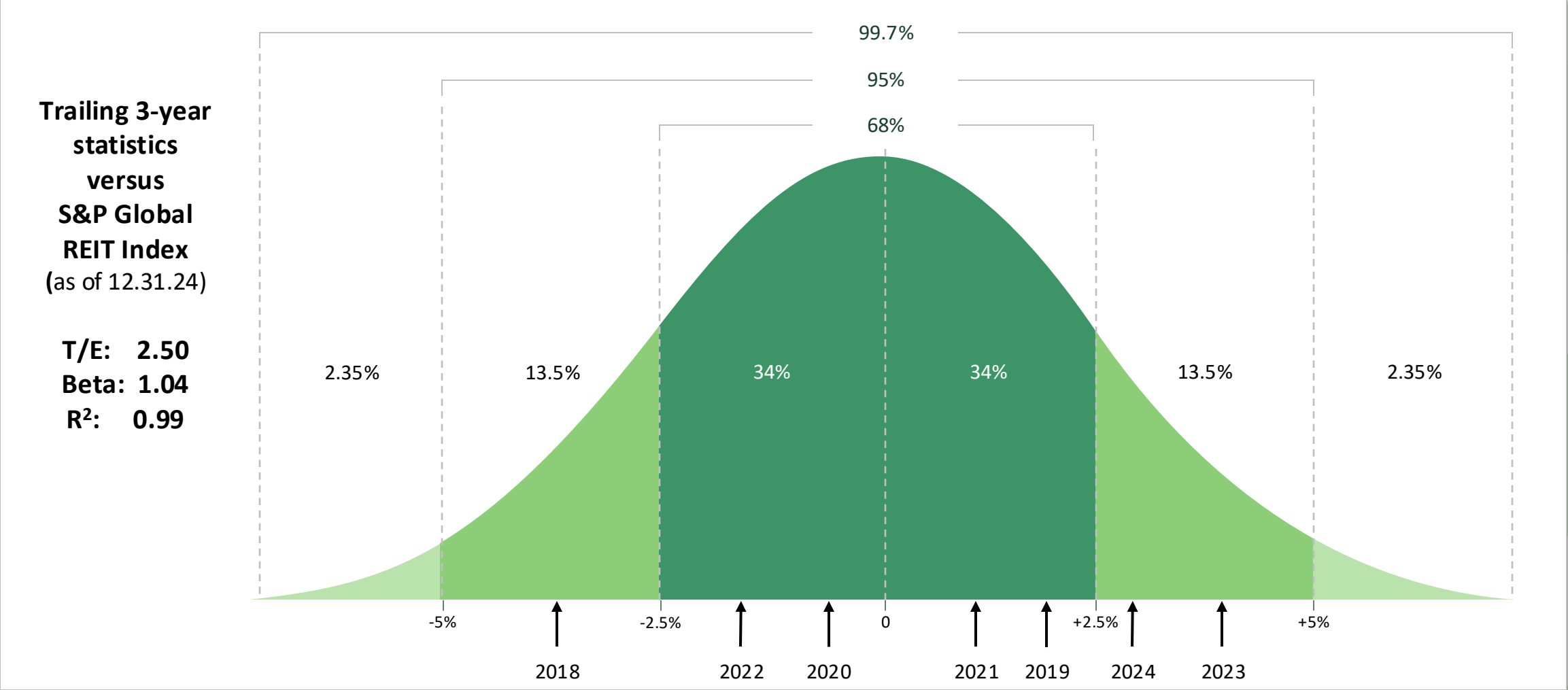
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The Morningstar Global Real Estate Peer Group or Category consists of global real estate portfolios invest primarily in non-US real estate securities, but may also invest in U.S. real estate securities. Securities that these portfolios purchase include: 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 9/30/2024: 28.32% for 1 year, 0.08% for 3 years, 2.13% for 5 years, and 4.32% for 10 years.

# Tracking Error



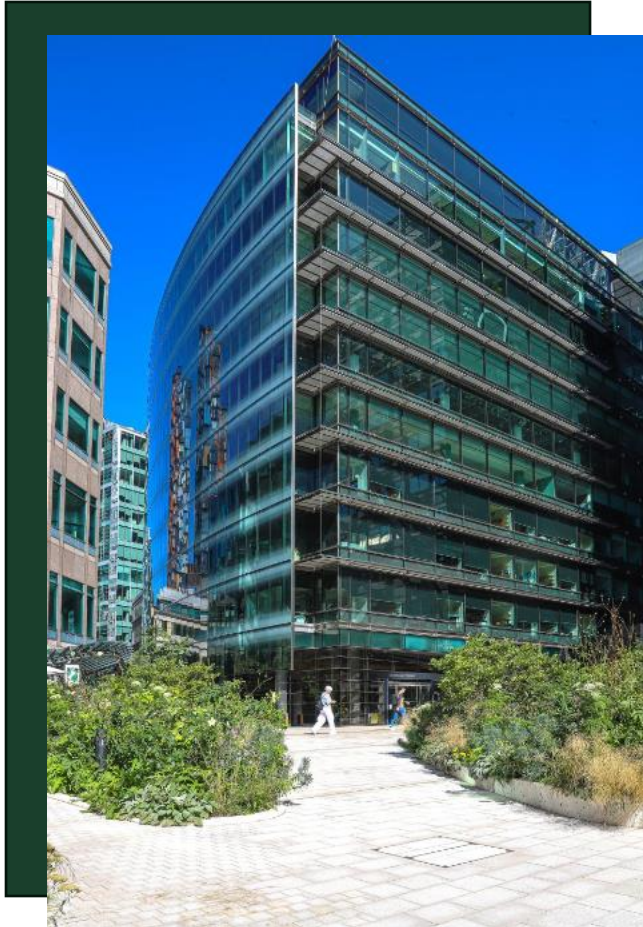
**Tracking error (T/E)** is a common measure of performance deviation between a portfolio and a benchmark.  
**Beta** measures the sensitivity of an investment to overall market movements and is effectively a measure of risk or volatility.  
**R-squared (R<sup>2</sup>)** is defined as a number that tells you how well the independent variable(s) in a statistical model explains the variation in the dependent variable. It ranges from 0 to 1, where 1 indicates a perfect fit of the model to the data.

**Sustainability**

The right side of the image features several overlapping, diagonal, semi-transparent green stripes that create a sense of movement and depth. At the bottom right, there are more solid green shapes, including a curved, leaf-like form and a rounded rectangular shape, which contribute to a clean, modern aesthetic.



# Investment in Energy Efficiency



Office space and retail locations in the UK.

## Investment in Energy Efficiency

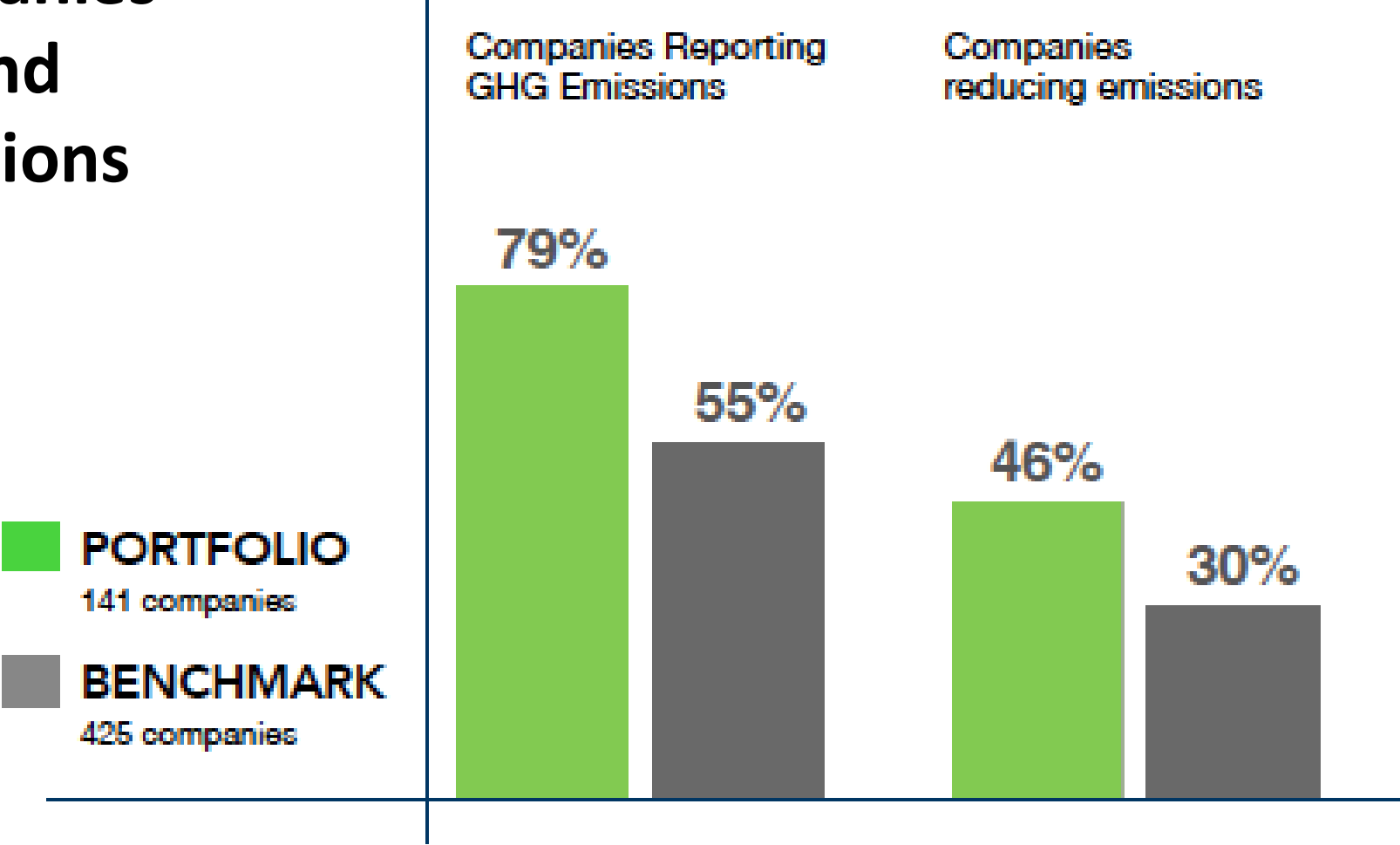
Invested £2.5 million GBP in 10 Exchange Square in Central London.

- <0.5% of building value
- Spend on heat pumps, LED lighting and ventilation
- 66% recoverable through service charge
- 45% improvement in energy efficiency
- Improved building energy performance from failing to rentable. (EPC E to EPC B)\*

Source: British Land, Sustainability Roundtable Presentation, 2024.

\*Energy performance certificates are regulatory requirements in the UK. The goal is to allow tenants and owners know how the building performs on energy use and potential heating and cooling bills.

# Portfolio Companies Reporting on and Reducing Emissions



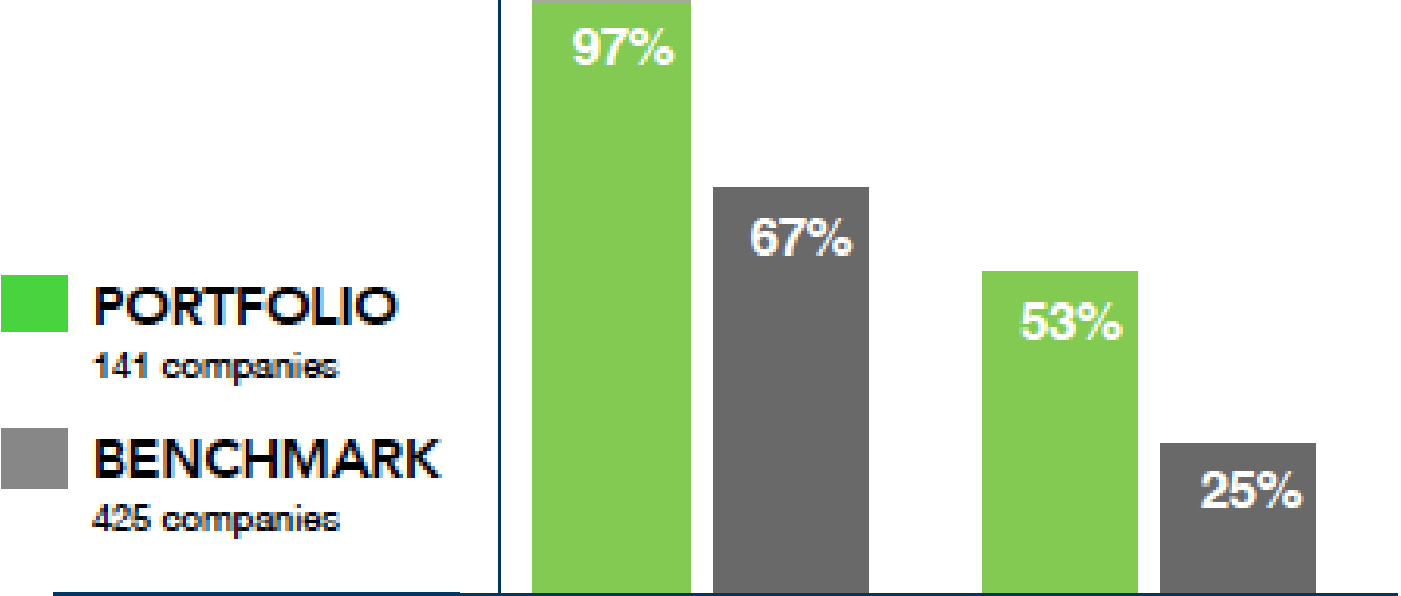
† Portfolio emissions reductions represent 79% of the holdings that publicly report. Emissions reductions are calculated as the total change in company reported like-for-like Scope 1 (direct) + Scope 2 (indirect) greenhouse gas emissions in carbon dioxide equivalents (CO<sub>2</sub>e) between the 2023 and 2022 reporting years. This methodology is subject to change with data developments or other findings.

# Portfolio Companies with Climate Commitments

## CLIMATE ENGAGEMENT

Reporting aligned with Task Force on Climate-related Financial Disclosures (TCFD)

Net-zero goals approved by Science-Based Targets Initiative (SBTi)



TCFD refers to the Task Force on Climate-related Financial Disclosures. This framework asks companies to report on their sustainability efforts in governance, strategy, metrics and scenario analysis of climate risks and opportunities.

SBTi refers to Science-Based Targets Initiative. These are emissions reductions targets that companies are setting to reduce greenhouse gas emissions in their corporate operations and supply chain. The Paris Agreement in 2015 is the impetus for the public and private sector putting capital investment to work to limit global warming to 1.5 degrees Celsius above pre-industrial levels to mitigate the worst effects of climate change.

# Characteristics

The background features a dark green field on the left, transitioning into a series of diagonal stripes in various shades of green on the right. These stripes are separated by dark green borders. In the bottom right corner, there are several overlapping, rounded, organic shapes in different shades of green, creating a layered, abstract effect.

# Fund Characteristics: Market, Size, Valuation & Profitability

Market, Size, Valuation & Profitability	S&P Global REIT Index	Vert Global Sustainable Real Estate ETF
Market Characteristics		
Total Value of Eligible Universe (millions) <sup>1</sup>	\$1,555,959	\$1,114,516
Number of Holdings	405	148
Size Characteristics		
Wtd. Average Market Cap (millions)	30,912	34,763
Median Market Cap (millions)	1,354	2,421
Valuation Characteristics		
Aggregate Price-to-Book Value <sup>2</sup>	1.58	1.74
Weighted Average Dividend-to-Price <sup>3</sup>	4.23	3.87
Profitability Characteristics		
Weighted Average Profitability <sup>4</sup>	0.15	0.16

<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.

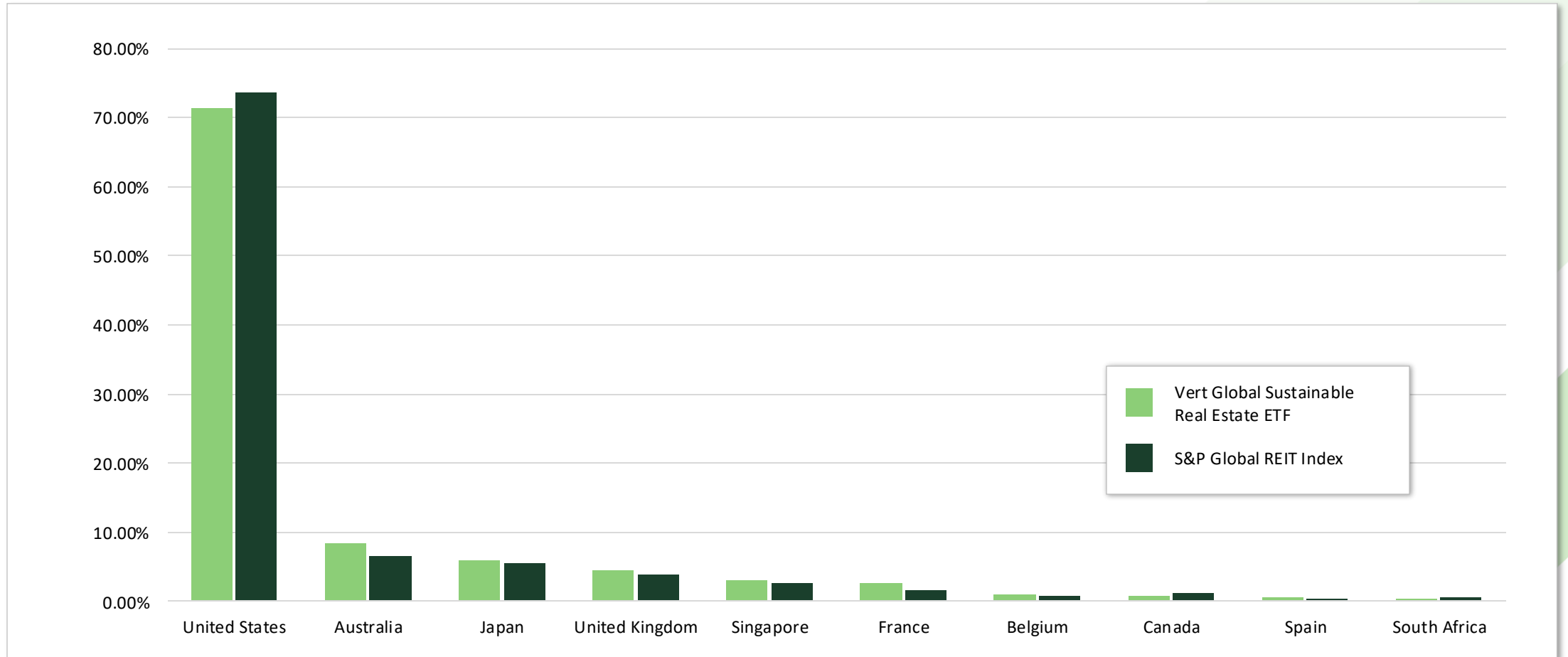
<sup>2</sup> Price to Book Ratio is a ratio used to compare a stock's market value to its book value. It is calculated by dividing the current closing price of the stock by the latest quarter's book value per share.

<sup>3</sup> Weighted Average Dividend-to-Price how much the underlying holdings pay out in dividends relative to their share price.

<sup>4</sup> Weighted Average Profitability is a company's operating income before depreciation and amortization minus interest expense scaled by book equity.

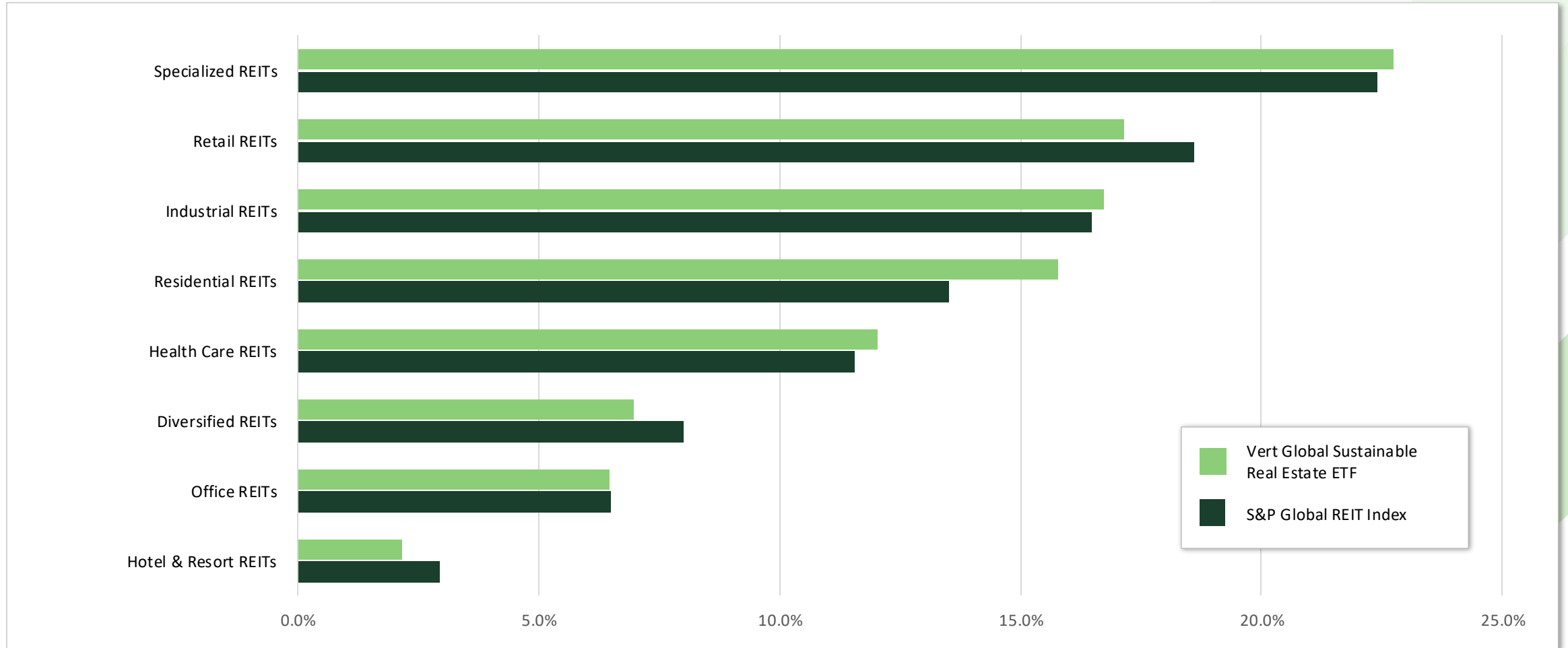
Data as of December 31, 2024.

# Country Weights



Values may not total 100 due to rounding. Data as of December 31, 2024.

# Sector Weights



Values may not total 100 due to rounding. Sectors defined by MSCI. Data as of December 31, 2024.

# Fund Characteristics: Top Ten Holdings

S&P Global REIT Index	
Prologis	6.29%
Equinix	5.85%
Welltower	4.79%
Digital Realty Trust	3.55%
Simon Property Group	3.39%
Public Storage	3.03%
Realty Income Corp	3.00%
Goodman Group	2.71%
Extra Space Storage	2.04%
AvalonBay Communities	2.01%
<b>Top 10 Names</b>	<b>36.67%</b>

Vert Global Sustainable Real Estate ETF	
Welltower	5.56%
Digital Realty Trust	5.52%
Equinix	5.46%
Simon Property Group	5.27%
Prologis	4.71%
American Tower	4.58%
Goodman Group	4.08%
Extra Space Storage	3.41%
AvalonBay Communities	3.41%
Iron Mountain	3.32%
<b>Top 10 Names</b>	<b>45.33%</b>

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, 2024.



# Vert

ASSET MANAGEMENT



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