Guinness Global Real Assets

Investment Commentary – October 2025

RISK

This is a marketing communication. Please refer to the Prospectus, supplement and KID/KIID for the Fund (available on our website), which contain detailed information on the Fund's characteristics and objectives and full information on the risks, before making any final investment decisions.

The Fund is an equity fund. Investors should be willing and able to assume the risks of equity investing. The value of an investment and the income from it can fall as well as rise as a result of market and currency movements, and you may not get back the amount originally invested. The Fund invests in companies involved in real assets and infrastructure; it is therefore susceptible to the performance of those two sectors and can be volatile.

Past performance does not predict future returns.

ABOUT THE STRATEGY

Launch	07.07.2025
Index	MSCI World Core Infrastructure
Sector	IA Infrastructure (TBC)
Managers	Mark Brennan
EU Domiciled	Guinness Global Real Assets Fund

OBJECTIVE

The Guinness Global Real Assets Fund is designed to provide investors with long-term capital appreciation and income by investing in listed companies that develop, construct, own, finance and operate infrastructure and real estate assets. The Fund invests in a diversified mix of real asset business models with a focus on high-quality companies generating persistent returns on capital. The Fund is actively managed and uses the MSCI World Core Infrastructure Index as a comparator benchmark only.

CONTENTS

Commentary	1
Key Facts	6
Performance	7
Important Information	8

COMMENTARY

In September, the MSCI World Core Infrastructure Index (USD) rose 1.25%. Year to date, the MSCI World Core Infrastructure Index has delivered net returns of 15.48%, behind MSCI World returns of 17.43% in USD.

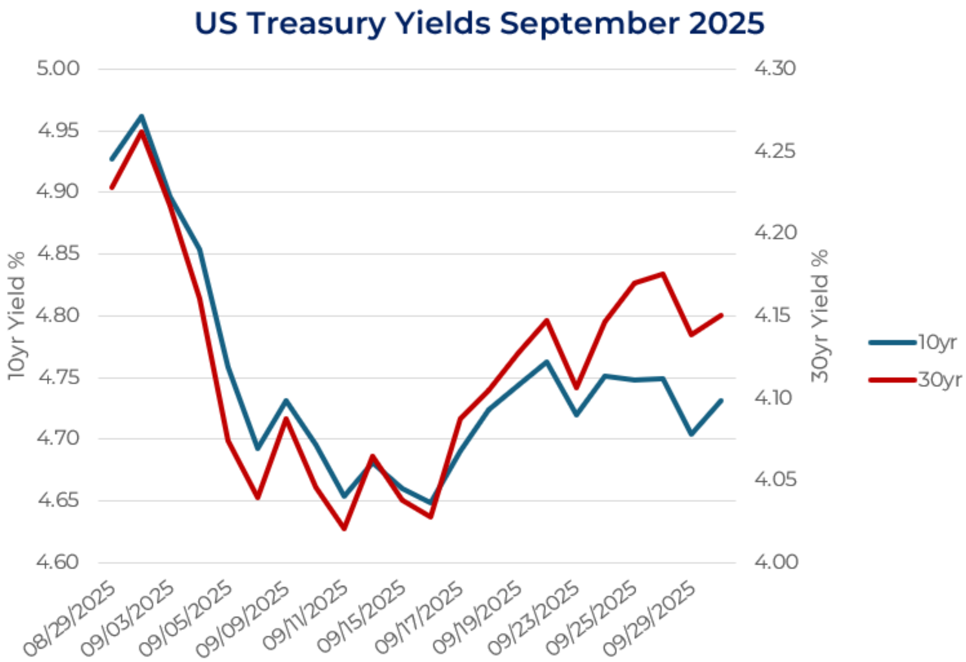
Whilst the broad interest rate easing cycle among developed economies continued during September, the tight balance between stubborn inflation and weakening economic activity drove some policy divergence. The Bank of England narrowly decided to hold rates steady at 4%, having cut by 25 basis points (bps) during August. In spite of this maintenance of policy rates, UK gilt yields contracted modestly with the 10yr yield ending the month down 2bps and the 30yr yield ending the month down 9bps. Market expectation for further cuts in 2025 are muted, with an additional cut now hanging in the balance.

UK Gilt Yields September 2025

Source: Bloomberg. Data as of 30/09/25

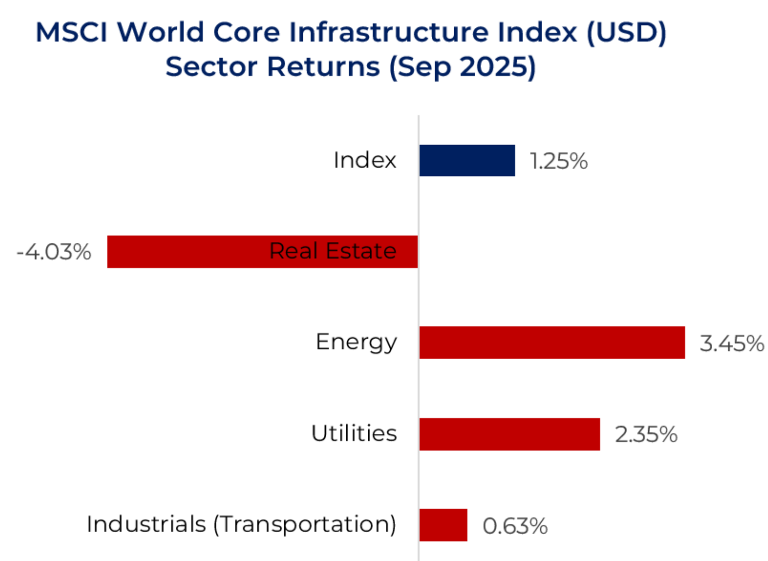
Analysis continued overleaf

Meanwhile, in the US, the Federal Reserve cut policy rates by 25bps as expected. Political pressure increased as the White House sought to influence the Fed to consider more cuts sooner. As the month wore on, the likelihood (and eventual reality) of a US government shutdown contributed to heightened uncertainty. With no budget agreed by the end of September, the shutdown is now in place. From a policy-setting perspective, one of the complications of the shutdown is the cessation of production of various economic data, including jobs data, which will further complicate the Fed's task as it seeks to gauge the temperature of the economy and make rate decisions accordingly. Nevertheless, yields also declined over the month, with the 10-year yield ending the month down 20bps and the 30-year yield ending the month down 8bps.



Source: Bloomberg, as of 30/09/25

The MSCI World Core Infrastructure Index (USD) delivered a positive performance in September, with positive contributions from all sectors except Real Estate. Continuing the trend seen in August, Telecommunication Tower REITs weighed on performance, posting negative returns amid investor concerns about growth and underlying carrier activity. Midstream energy infrastructure names posted another good month of performance, as did utilities. Transportation posted positive performance, albeit weaker than August 2025, with airports and railways acting as a detractor during the month.



Source: MSCI, as of September 2025

PORTFOLIO COMPANY NEWS

Meridian Energy - Following the conclusion of a review of the New Zealand energy sector, the Government issued a response providing enhanced clarity and support for companies such as Meridian. In addition to confirming a renewed focus on addressing issues with the country's gas supply, the Government adjusted its position regarding support for equity capital raisings for companies such as Meridian, where the Government holds a significant shareholding. This will enhance Meridian's ability to grow and execute its development pipeline, which will, in turn, accelerate the delivery of improvements to New Zealand's energy system.

Essential Utilities - While many data centre headlines focus on real estate or energy supply, Essential Utilities announced a deal during the month, highlighting the importance of cooling and water supply. The company confirmed its plans to invest $26m into a large data centre project in Pennsylvania, US. The agreement will see Essential Utilities' subsidiary, Aqua, design, build, and operate an 18 million gallons per day water treatment plant, which will serve the data centre and co-located power plant. Another subsidiary, Peoples, will provide consulting and energy management services for the project.

Aedifica - Health care real estate business Aedifica provided an update on the progress of its proposed combination with European peer Cofinnimo. Having reached an agreement to combine in June 2025, the merger subsequently entered a review process with the Belgian Competition Authority, which has been engaging to address several questions related to the merger and the competitive dynamics of the market. Aedifica noted that the process could still proceed on a timetable that would support opening the offer for acceptance during Q4 2025.

Digital Realty Trust - In partnership with Oxford Quantum Circuits (OQC), Digital Realty announced the launch of what will be the first quantum-AI data centre to be developed in New York. The project will be located at Digital Realty's existing JFK10 facility and built using OQC's GENESIS quantum computer and NVIDIA GH200 Grace Hopper Superchips.

Enel - Enel North America announced that it had signed three power purchase agreements (PPAs) with consumer giant Mars Inc. Under the terms of the PPAs, Enel will contract the full output of three utility-scale solar plants in Texas to Mars Inc., representing the largest such agreement ever signed by the company. The output of the three solar plants is expected to be c.1.8 TWh annually.

Engie - Engie North America has announced a new partnership with data centre developer Prometheus Hyperscale to co-locate liquid-cooled data centres alongside renewable and battery storage assets in Texas. The first sites, which are being designed to manage high-performance and AI workloads, are expected to go live in during 2026 with additional locations planned from 2027 onwards. The transaction highlights the criticality of securing power supply for data centre developers. It demonstrates the advantages available to utilities and power producers that can provide power and storage solutions capable of delivering scalability and resilience.

Iberdrola - Iberdrola announced the completion of the sale of its UK smart metering subsidiary, SP Smart Meters Assets Limited, to Macquarie for over €1 billion. This transaction had been announced earlier in 2025 and completed following approval from the UK Competition and Markets Authority. The deal highlights Iberdrola's ongoing prioritisation of capital deployment into UK and US network opportunities. This was reinforced at the company's September capital markets day where investments of EUR58bn through to 2028 were confirmed, with a heavy emphasis on electricity networks and the associated stable, regulated returns that are achievable.

Vinci - A consortium including Vinci subsidiary Cobra IS announced that it had been successful in securing a major rail electrification project in the Baltics. The Rail Baltica project entails the electrification of 870km of rail across three countries (Estonia, Lithuania and Latvia). The project is the largest rail electrification project currently underway in Europe, and once complete, it will link the Baltic rail system to the rest of Europe. Phase 1 (worth EUR950m) is due to complete by 2030.

OUTLOOK

As we think about assessing the opportunity and momentum behind some of the 'hot trades' across infrastructure and real estate markets, taking a look at what is happening in private markets can often provide a helpful reference point. As momentum continues to build around AI and the associated physical infrastructure required, there is a growing theme around sources of private capital seeking to acquire interests in utility companies. Transaction activity in this space has picked up over the last 18 months, with a number of very significant deals announced in 2025 so far:

- Blackstone Infrastructure to acquire TXNM for $11.5bn
- Global Infrastructure Partners to acquire AES for $38bn (which would be the largest such deal in history)
- Brookfield Infrastructure to take minority stake in Duke Energy Florida for $6bn
- Global Infrastructure Partners to acquire Allete for $6.2bn

Whilst many of these deals remain subject to regulatory approval, they are a strong reflection of an opportunity set that is increasingly being recognised by the private equity sector. Growth in electricity demand from EVs, industry, and particularly data centres is putting traditional utilities at the heart of a generational investment opportunity.

But what does an influx of private capital mean for investors in the listed utilities? First, it provides an additional data point to support the thesis that forward returns in the sector are increasingly attractive. Second, private transactions offer a valuable set of pricing comparisons for a sector that historically has not traded regularly, due to regulatory hurdles and the substantial capital required for transactions. This can help ground valuations for the listed utilities. Third, historic concerns around governance for privately owned utilities can help reinforce the value of the additional scrutiny faced by public companies. Thames Water is, unfortunately, a poster child for the worst-case scenario for a private equity-owned utility. Whilst new owners in 2025 are unlikely to repeat all of those mistakes, the level of scrutiny and expected accountability from public shareholders is a feature that regulators may look favourably upon over the long term.

One final consideration as we think about capital flowing into AI infrastructure is the potential for a bubble to form. This narrative has already been presented to the broader AI industry, particularly to tech companies and hyperscalers, where some argue that the expected future revenues are less visible than valuations might imply. Are we seeing the same conditions for the infrastructure and real estate companies with exposure to the AI revolution? For several reasons, we think the answer is 'no'. Valuations among infrastructure and real estate companies have, for the most part, not been overextended. Some areas, such as US electric utilities, have become more expensive, and investors need to proceed with caution, but many companies are trading fairly. For example, data centre REIT Equinix is currently trading at a P/E in line with its three-year trailing median. It is also essential to recognise that new assets are not being built speculatively. For both data centre owners and utilities, the revenues associated with building out AI capacity are already substantially visible. Barriers to entry in these sectors are also incredibly high, and certainly higher than those faced when launching an AI tech startup. As a result, the risk of oversupply/overcapacity for real asset-owning companies is well mitigated. Finally, the infrastructure and real estate companies we examine generate a small minority of their current revenues from direct AI customers and use cases, and AI is only one part of their expected future growth. If that expected AI growth were to, for example, halve, then we would still expect these companies to grow (all else being equal). These sectors, therefore, represent a more defensive way to gain exposure to the AI revolution, with more visible cash flows and steady returns.

Portfolio Manager

Mark Brennan

GUINNESS GLOBAL REAL ASSETS FUND - FUND FACTS

Fund size	$2.7m
Fund launch	07.07.2025
OCF	0.77%
Benchmark	MSCI World Core Infrastructure

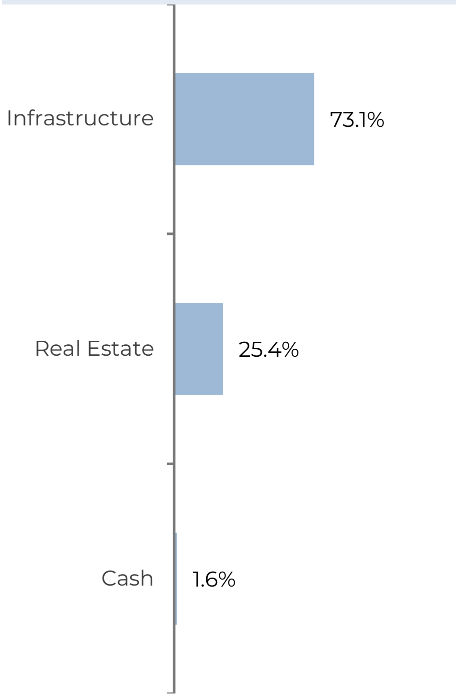
GUINNESS GLOBAL REAL ASSETS FUND - PORTFOLIO

Top 10 holdings

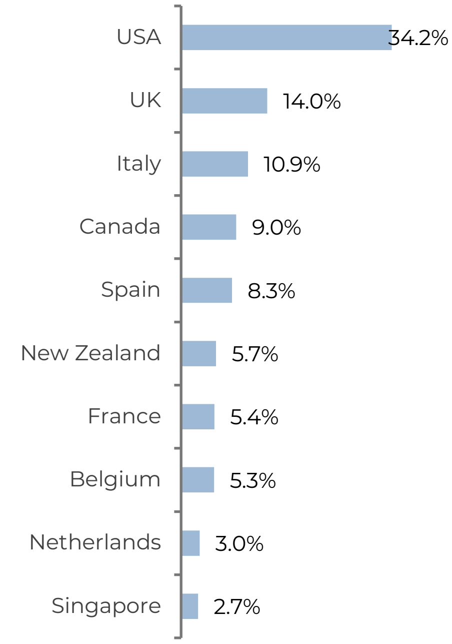
Enbridge	3.1%
Ventas	3.0%
Brookfield Infrastructure	3.0%
WEC Energy Group	3.0%
CTP NV	3.0%
Infratil	3.0%
Alliant Energy	3.0%
Essential Utilities	2.9%
Union Pacific	2.9%
Northland Power	2.9%

Top 10 holdings	29.8%
Number of holdings	35

Sector



Country



IMPORTANT INFORMATION

Issued by Guinness Global Investors, a trading name of Guinness Asset Management Limited, which is authorised and regulated by the Financial Conduct Authority.

This report is primarily designed to inform you about equities and equity markets invested in by the Guinness Global Real Assets Fund. It may provide information about the Fund's portfolio, including recent activity and performance. It contains facts relating to the equity markets and our own interpretation. Any investment decision should take account of the subjectivity of the comments contained in the report. OCFs for all share classes are available on www.guinnessgi.com.

This document is provided for information only and all the information contained in it is believed to be reliable but may be inaccurate or incomplete; any opinions stated are honestly held at the time of writing, but are not guaranteed. The contents of the document should not therefore be relied upon. It should not be taken as a recommendation to make an investment in the Fund or to buy or sell individual securities, nor does it constitute an offer for sale. If you decide to invest, you will be buying shares in the Fund and will not be investing directly in the underlying assets of the Fund.

Documentation
The documentation needed to make an investment, including the Prospectus, Supplement, Key Information Document (KID) / Key Investor Information Document (KIID) and the Application Form, is available in English from www.guinnessgi.com or free of charge from:-

- the Manager: Waystone Management Company (IE) Limited (Waystone IE) 2nd Floor 35 Shelbourne Road, Ballsbridge, Dublin D04 A4E0, Ireland; or,
- the Promoter and Investment Manager: Guinness Asset Management Ltd, 18 Smith Square, London SW1P 3HZ.

Waystone IE is a company incorporated under the laws of Ireland having its registered office at 35 Shelbourne Rd, Ballsbridge, Dublin, D04 A4E0 Ireland, which is authorised by the Central Bank of Ireland, has appointed Guinness Asset Management Ltd as Investment Manager to this fund, and as Manager has the right to terminate the arrangements made for the marketing of funds in accordance with the UCITS Directive.

Investor Rights
A summary of investor rights in English, including collective redress mechanisms, is available here: https://www.waystone.com/waystone-policies/

Residency
In countries where the Fund is not registered for sale or in any other circumstances where its distribution is not authorised or is unlawful, the Fund should not be distributed to resident Retail Clients. **NOTE: THIS INVESTMENT IS NOT FOR SALE TO U.S. PERSONS.**

Structure & regulation
The Fund is a sub-fund of Guinness Asset Management Funds PLC (the "Company"), an open-ended umbrella-type investment company, incorporated in Ireland and authorised and supervised by the Central Bank of Ireland, which operates under EU legislation. If you are in any doubt about the suitability of investing in this Fund, please consult your investment or other professional adviser.

Telephone calls will be recorded and monitored