Guinness Global Real Assets

Investment Commentary – July 2026

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
Manager	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.

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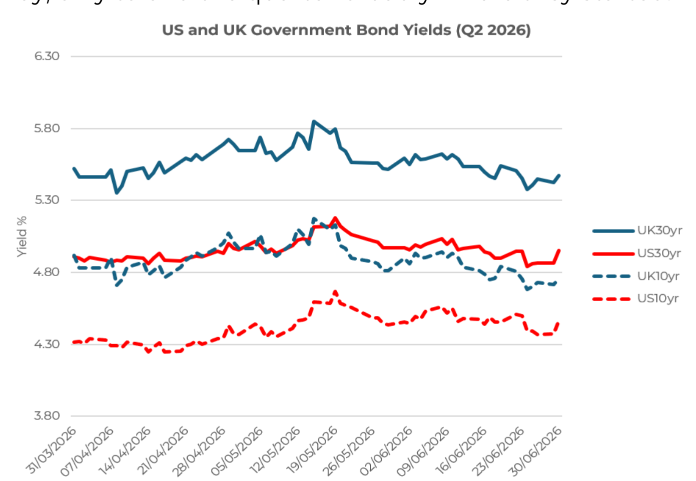
COMMENTARY

After a strong start to the year, the second quarter of 2026 proved to be a more subdued period for real asset equities in absolute terms, and a more challenging one in relative terms. Over Q2, the benchmark, the MSCI World Core Infrastructure Index, returned 1.1% (in USD), lagging the MSCI World Index (shown for comparative reasons only), which rose 13.8%. Against this backdrop, the Guinness Global Real Assets Fund (Y Acc) returned 4.7%, outperforming its benchmark by 3.6 percentage points (pp). Over a one-year period since the Fund's inception (7 July 2025 to 7 July 2026), the Fund has returned 13.1%, while the benchmark has risen 14.2%. Therefore, the Fund underperformed its benchmark by 1.1pp.

The de-escalation of the war in the Middle East and the subsequent retreat in energy prices unwound much of the defensive leadership that had defined the asset class in the first quarter. Within real assets, the Fund's Real Estate exposure was a relative bright spot, led earlier in the quarter by a sharp rally in telecommunications tower REITs and supported by the continued momentum of US senior housing REITs.

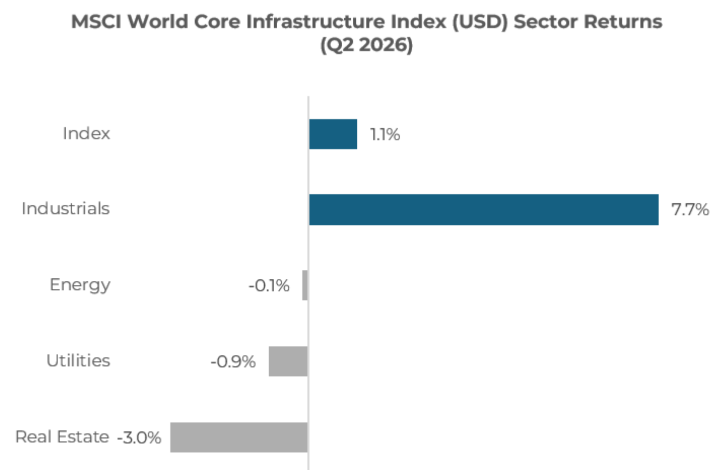
The conflict continued to dominate market sentiment over the quarter. A ceasefire agreed on 8 April gave way to an uneasy cessation of major hostilities, and while the situation remains far from resolved, with the Strait of Hormuz staying effectively closed and a lasting settlement proving elusive, the perceived risk of further escalation has receded. Oil prices fell, and government bond yields, which had climbed sharply in the first quarter, were comparatively stable over Q2. They rose during April and May, only to end the quarter broadly where they started.



Source: Bloomberg. Data as of 30 June 2026

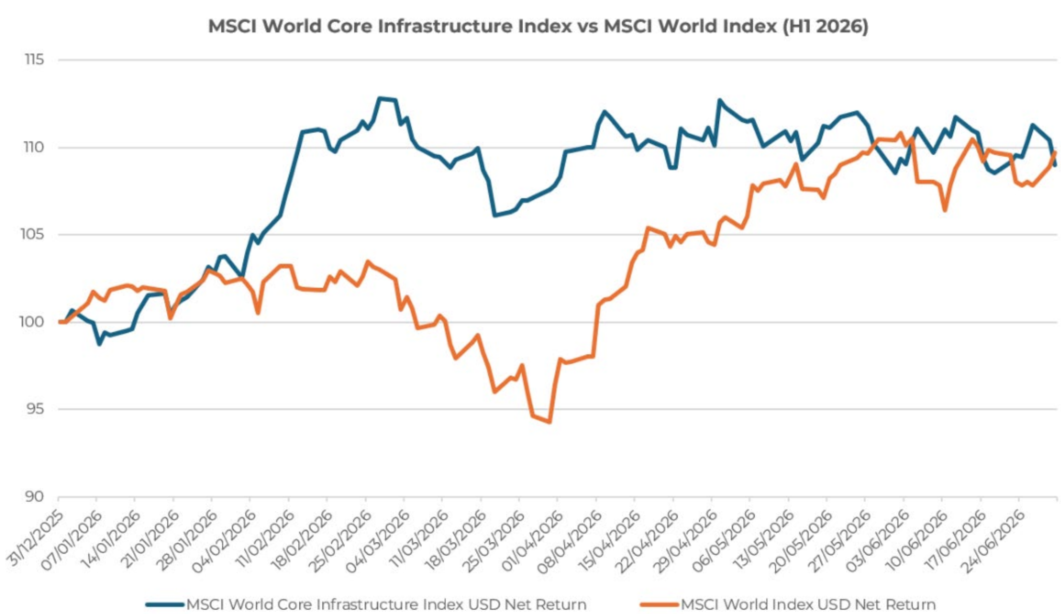
QUARTERLY MARKET COMMENTARY

The MSCI World Core Infrastructure Index delivered a broadly flat return of 1.1% (in USD) over Q2 2026, with a wide dispersion of returns across sectors and a marked change in leadership relative to the first quarter. **Industrials** were by some distance the strongest sector, driven by transportation assets such as roads, rails, and airports, which responded positively to the easing of tensions in the Middle East. The more defensive, energy-linked sectors that had led in the first quarter gave back ground as the spike in energy prices began to unwind and oil prices retreated, with **Energy** broadly flat and **Utilities** modestly negative. **Real Estate** was the weakest sector within the benchmark; the sharp April rally in the telecommunications tower REITs, sparked by a rumoured take-private approach for US-listed SBA Communications, faded as the quarter evolved. Additionally, rate-sensitive property lagged more broadly as risk appetite returned and investors rotated towards higher-growth areas of the market.



Source: MSCI, data as of 30 June 2026

Having outperformed the MSCI World Index through the first quarter, the MSCI World Core Infrastructure Index gave back most of that relative outperformance in Q2. The rotation that had rewarded hard-asset, defensive sectors during the volatility of the opening months of 2026 was broadly reversed in Q2 as conditions calmed and broader equity markets rallied. Year-to-date, the MSCI World Core Infrastructure Index has returned 9.0%, compared with the MSCI World Index, which has returned 9.7%, as shown in the chart below.



Source: Bloomberg, data as of 30 June 2026

PORTFOLIO CHANGES

During the second quarter, we sold one position (Engie) and replaced it with a new position, Public Service Enterprise Group. This leaves the portfolio with 35 positions at the end of the quarter.

In terms of sector and regional allocation, we sold a French-listed utility and bought a US-listed utility, leaving the Fund's overall Utilities weighting broadly unchanged, while modestly increasing North American exposure at the expense of Europe.

PORTFOLIO COMPANY NEWS

CTP, Europe's largest listed developer, owner, and operator of industrial and logistics real estate, completed the first phase of the transformation of a former military brownfield in Plzeň, Czech Republic, into a 50,000+ sqm multifunctional business park. The park now hosts tenants across the healthcare, fitness, automotive, and industrial sectors, with a second construction phase due for completion in summer 2026.

National Grid, the UK utilities company, is seeking UK energy regulator Ofgem's approval for £4.5bn of new investment, submitting 25 separate proposals under the regulator's 're-openers' process; a mechanism that lets network companies request extra funding when the system needs to evolve beyond what was originally assumed in their price control. This highlights the company's aim to expand capacity and strengthen grid resilience amid rising electricity demand and growing connection requests from clean power generators, major industrial users, and data centres.

Meridian Energy, New Zealand's largest renewable electricity generator, has secured Environment Court approval to continue operating its Waitaki Power Scheme for a further 35 years. The scheme, which comprises six power stations and 1,553 megawatts of total installed capacity, will retain its existing storage, operating conditions, and generation capacity under the renewed consents. This underscores the scheme's long-duration, regulation-anchored cash visibility.

Digital Realty, the global data centre operator, executed several initiatives this month as it expands its global data centre platform. The company agreed to buy out Blackstone's stake in three Virginia data centres for $3.5bn, paying $1.2bn in cash and $2.3bn in shares. The deal gives Digital Realty full control of two 96-megawatt sites in Manassas and one in Sterling, deepening its footprint in the world's largest data centre market. The company also bought land near Kansas City for $475m to build a new hyperscale site, raised its stake in African data centre operator Teraco to 77% for $650m, and agreed to buy the investment firm Columbia Capital for $485m. Finally, Digital Realty also entered the Malaysian market, opening a new data centre campus in Cyberjaya with 32 megawatts of planned capacity, extending its regional network alongside existing hubs in Singapore and Jakarta.

Equinix, the global digital infrastructure company, has had a busy month across AI infrastructure, expansion, and network partnerships. Equinix expanded its collaboration with Cisco and NVIDIA to roll out "Secure AI Factory" infrastructure across its global data centre network. It is essentially a pre-built, standardised AI setup that lets companies skip the cost and complexity of building their own from scratch and go from testing AI to running it in production much faster. Separately, Equinix opened MD5, a new data centre in Madrid, as part of a €460m investment in its Madrid campus. The new facility adds 4,400 square meters of space and strengthens Equinix's position in Southern Europe, where it already serves more than 225 companies through the Madrid site.

Prologis, the listed US logistics REIT, has made an unsolicited all-share bid for SEGRO, the UK's largest listed real estate company, at 925p per share, a 25% premium to SEGRO's undisturbed price, the price of a share before public knowledge of an industry event, but roughly in line with its book value. The deal would see SEGRO shareholders receive Prologis shares and, as a result, own about 10.5% of the combined company. SEGRO's board rejected the offer as too low. Under UK takeover rules, Prologis now has until 22 July 2026 to either announce a firm intention to bid or rescind the offer.

Cellnex, the Spanish telecoms tower operator, has signed O2 onto its mobile connectivity project on the Brighton Main Line, a busy 108km rail route linking London, Gatwick Airport, and the South Coast, used by over 300,000 passengers daily. The deal gives O2 access to Cellnex's shared infrastructure, enabling a phased rollout of 5G coverage along the route, including at major stations like London Victoria, London Bridge, and Clapham Junction. Cellnex built the infrastructure under a 25-year contract with Network Rail, signed in 2021, designed to let any UK mobile operator plug into it. Once fully live, it will bring high-speed coverage to 99% of the route, cutting the dead zones that have long affected the line's tunnels and older stations.

Iberdrola, the global Spanish utility, and BP, the London-listed oil and gas major, are jointly developing a renewable hydrogen project at BP's refinery in Castellón, Spain, as part of their broader strategic partnership. The two companies have secured approval to reallocate up to €211m in EU funding toward the project, plus an additional €15m from NextGenerationEU. The plant is expected to start producing hydrogen by the end of this year and become Spain's largest operational green hydrogen facility by the end of 2026. The goal is to help industrial customers, including sectors that are especially difficult to decarbonise, like ceramics and chemicals, replace natural gas with renewable energy.

VINCI, the French concessions and construction company, has been awarded a contract to build the second building of the New Reims Hospital in France. The works will take 45 months and involve building a 58,000 sqm hospital wing with 498 beds, medical platforms, and support facilities, connected to the existing hospital complex. VINCI already built the first building of the same hospital complex and is currently involved in several other major hospital projects in France, including new facilities in Paris, Nantes, Lens, Chaumont, and Caen.

Duke Energy, the US utility, reported developments on two fronts in June. Through its Site Readiness Program, the company prepares industrial sites across its territory in advance, putting the permitting and power infrastructure in place so they are ready for large investors. One such site in South Carolina was chosen by USA Rare Earth for a $1.2bn plant making rare-earth permanent magnets. The project is expected to create around 490 jobs and, for Duke, add a major new industrial customer to its grid. Since 2005, sites prepared under the programme have attracted $3.5bn of investment across the state. Separately, Duke Energy secured up to $61.8m from the US Department of Energy to upgrade two coal-fired power stations.

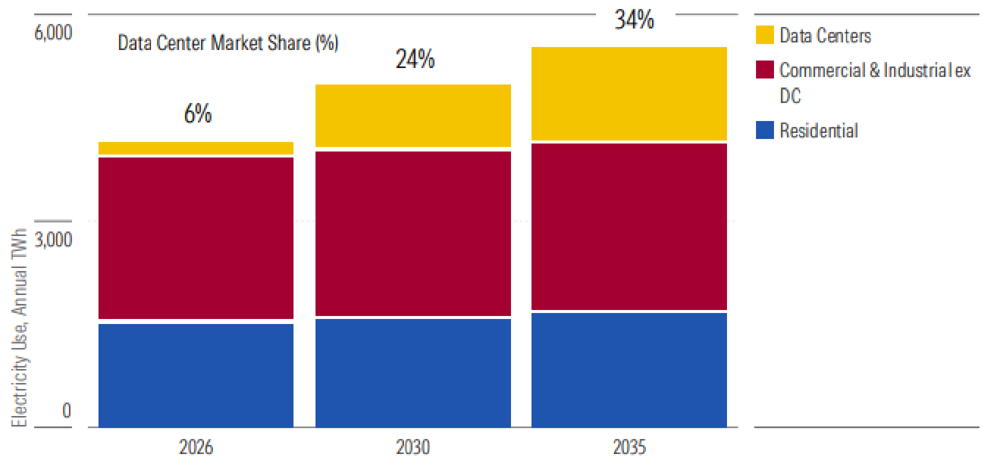
OUTLOOK

Powering the AI Revolution

The physical build-out of infrastructure in support of AI remains one of the most important structural themes for real asset companies as we move into the second half of the year. While the ability of hyperscalers to translate capex into revenues remains a question for many investors, we are seeing revenue-accretive projects continue to crystallise for companies in the Fund's portfolio. The most noteworthy example of this occurred in the second quarter, when New Zealand-listed infrastructure fund Infratil announced a flagship project from its portfolio company CDC: a 555MW, 30-year contract in Australia with a leading US hyperscaler. On its own, this deal represents 40% of the current Australian data market and will lift CDC's total contracted capacity beyond 1GW. The news led to a 20% rally in Infratil's share price.

In many markets, this expansion of data centre capacity is putting unprecedented strain on the power supply required by these facilities. In the US, for example, after decades of fairly stagnant electricity demand growth, data centres are both leading demand growth and increasing their overall share of consumption. As the chart below shows, data centres could represent as much as a third of US electricity demand by the middle of the next decade.

Expected share of US electricity demand



Source: Morningstar, data as of June 18 2026

The subsequent challenge for the grid is supplying electricity to data centres, and at the scale that projected data centre growth currently implies. New generation and grid connections can take years to deliver, and the wait to connect a project to the US grid has stretched to between three and six years, roughly double what it was two decades ago. The supply lead times for gas turbines, often used to accelerate new generation, have stretched to five years, and costs have spiked. A steepening demand curve set against a supply side under pressure is leaving a widening gap.

PJM Interconnection, one of the largest Regional Transmission Organisations in the US, offers a useful insight into this fundamental challenge. PJM's network includes the world's largest cluster of data centres, in Northern Virginia, through which an estimated 70% of the world's internet traffic flows. PJM runs an annual capacity auction, which is separate from the market for electricity itself. Its purpose is to secure enough generating capacity to meet demand at its peak, ahead of the delivery period. Generators are paid not for the electricity they produce, but for their commitment to be available when called upon; in effect, the grid operator is buying a guarantee of reliability on consumers' behalf. Each generator offers the price at which it will provide that availability, and the auction clears at a single price, set by the last megawatt required to meet the reliability target and paid to every provider that clears. While this mechanism has long operated quietly in the background, surging data-centre demand against a shortage of new supply has pushed the clearing price more than tenfold in two years, from $29 to $329 per MW-day, reaching the market's cap. The next auction is expected to clear at a similar level.

This has raised concerns about affordability and fairness. Because capacity is procured through a single auction that clears at a single price paid by all users, the arrival of a small number of very large loads (i.e., data centres) is enough to raise that price for all. Ordinary households could, in effect, end up subsidising the reliability costs created by data centres, and as bills rise, so does the political pressure.

PJM's response to this is the Reliability Backstop Procurement, approved on 30 June 2026. Under this new arrangement, large new loads must commit in advance to fund the reserve capacity required by their connection, rather than drawing on the shared auction. The cost will now fall to the load that creates it, meaning the auction will clear on lower demand, easing the burden on consumers.

For the Fund's regulated utility holdings, the change is significant. It converts a politically contentious cost into a clearer, regulated revenue stream, easing one source of opposition to the build-out and helping to ensure that resulting earnings are steadier and more dependable.

Portfolio Manager
Mark Brennan

GUINNESS GLOBAL REAL ASSETS FUND - FUND FACTS

Fund size	$10.8m
Fund launch	07.07.2025
OCF	0.77%
Benchmark	MSCI World Core Infrastructure

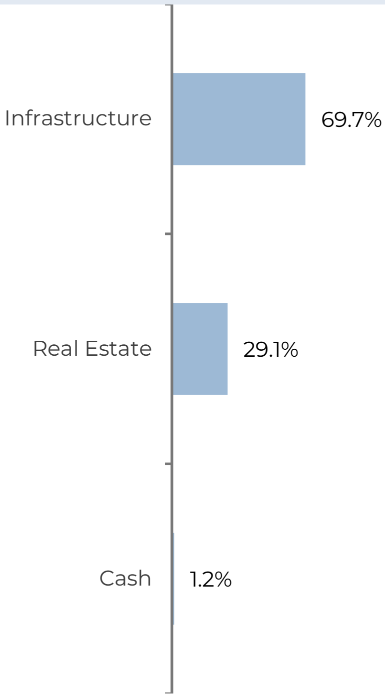
GUINNESS GLOBAL REAL ASSETS FUND - PORTFOLIO

Top 10 holdings

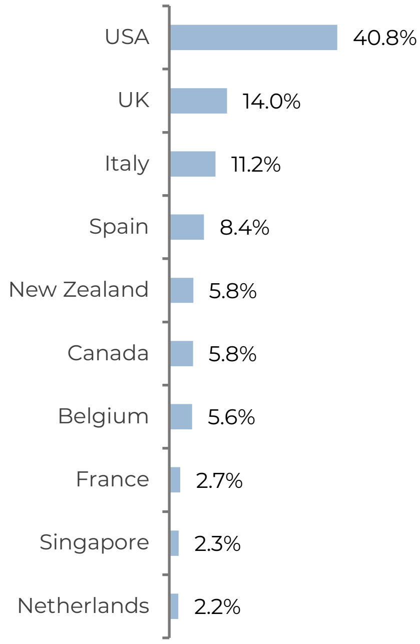
Welltower	3.2%
3I Infrastructure	3.2%
Equinix	3.1%
Infratil	3.1%
Iberdrola	3.1%
Greencoat UK Wind	3.1%
Alliant Energy	3.1%
Ventas	3.0%
Elia Group	3.0%
American Electric Power	3.0%

Top 10 holdings	31.0%
Number of holdings	35

Sector



Country



IMPORTANT INFORMATION

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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.

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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.

Switzerland
This is an advertising document. The prospectus and KID for Switzerland, the articles of association, and the annual and semi-annual reports can be obtained free of charge from the representative in Switzerland, Reyl & Cie S.A., Rue du Rhône 4, 1204 Geneva, Switzerland. The paying agent is Banque Cantonale de Genève, 17 Quai de l'Ile, 1204 Geneva, Switzerland.

Singapore
The Fund is not authorised or recognised by the Monetary Authority of Singapore ("MAS") and shares are not allowed to be offered to the retail public. The Fund is registered with the MAS as a Restricted Foreign Scheme. Shares of the Fund may only be offered to institutional and accredited investors (as defined in the Securities and Futures Act (Cap.289)) ('SFA') and this material is limited to the investors in those categories.

Glossary of Terms: A glossary explaining key investment terms used in our marketing materials is available here: https://www.guinnessgi.com/glossary

Telephone calls will be recorded and monitored