First World Hybrid Real Estate Plc

30 June 2026

First World Hybrid Real Estate

A **Regulated** Fund,
invested mainly in **UK distribution warehousing**,
offering a **reliable income yield,**
with **better liquidity and pricing certainty** than a typical direct property investment and
with **lower volatility** than publicly quoted and traded property.

First World Hybrid Real Estate
Investment offering

- Dividend yield around 4% in sterling – underpinned by **long leases and strong tenants**
- Modest capital growth over time – **with rental growth being an important driver of capital appreciation**
- **Weekly pricing,** and **trading**, based on appraised values of the direct property portfolio by independent valuers, and quoted REIT performance, provides **liquidity with relatively low volatility.**

First World Hybrid Real Estate

Trading update for quarter ended 30 June 2026

- **Amidst ongoing geopolitical conflicts and global investment uncertainty** the Fund has shown good resilience, with a positive contribution from both the property portfolio as well as the REITs.
- **Positive rental reviews** have increased portfolio rent, underpinning property valuation growth, while **lease extensions** have enhanced the portfolio WAULT, improved income certainty and resulted in property valuation increases.
- **REITs are producing reliable growing dividends and at current levels seem to offer good value**, but pricing continues to be volatile. Noteworthy that on 24 June US REIT Prologis made an all share bid for Segro at a 25% premium to the prior day closing price which demonstrates the inherent value in REITs. The offer price approximates Segro's underlying NAV which also provides comfort as to the underlying property valuations.
- **June dividend retained at the increased 1.2p paid in the March quarter (which was up 4.3%** - supported by property rental growth and REIT dividend increases.

First World Hybrid Real Estate

Corporate structure

- FWHRE is an **Isle of Man domiciled** plc and is not a UK Situs asset.
- FWHRE is an **IOM Regulated Fund** under the Collective Investment Scheme Act 2008 and associated legislation (CIS).
- FWHRE is also **listed on The International Stock Exchange (TISE)** and subject to their listing requirements.
- FWHRE has a **Board of directors, an Investment Committee and a Risk, Audit and Compliance Committee**.
- FIM Capital Limited (FIM) is **Fund Manager and Property Manager**. FIM is licensed by the **Financial Services Authority** in the IOM.
- FWHRE's **Fiduciary Custodian** is EFG Fund Services, a division of EFG Wealth Solutions (Jersey) Limited.
- FWHRE is **approved for sale in SA** by the Financial Sector Conduct Authority (FSCA).
- Marriott markets the Fund and is **registered with the FSCA** in SA.

First World Hybrid Real Estate

Corporate structure

- Share classes and distributions
  - **Distributing and accumulating** share class options
  - **Quarterly dividend** on distributing A Class shares

- Pricing and trade
  - The Fund is **priced and trades weekly**, based on NAV (Net Asset Value)
  - The NAV is determined based on the **market price of the REITs and the independent valuation of the property portfolio**
  - There are **no exit fees on redemptions**

First World **Hybrid** Real Estate's assets

Direct Real Estate

- **UK commercial real estate, yielding approximately 6.3%**
- **Robust income - FRI, long leases (WAULT 7.8 years)**
- **Low volatility - each property is independently valued twice per annum on a rolling basis**

REITs

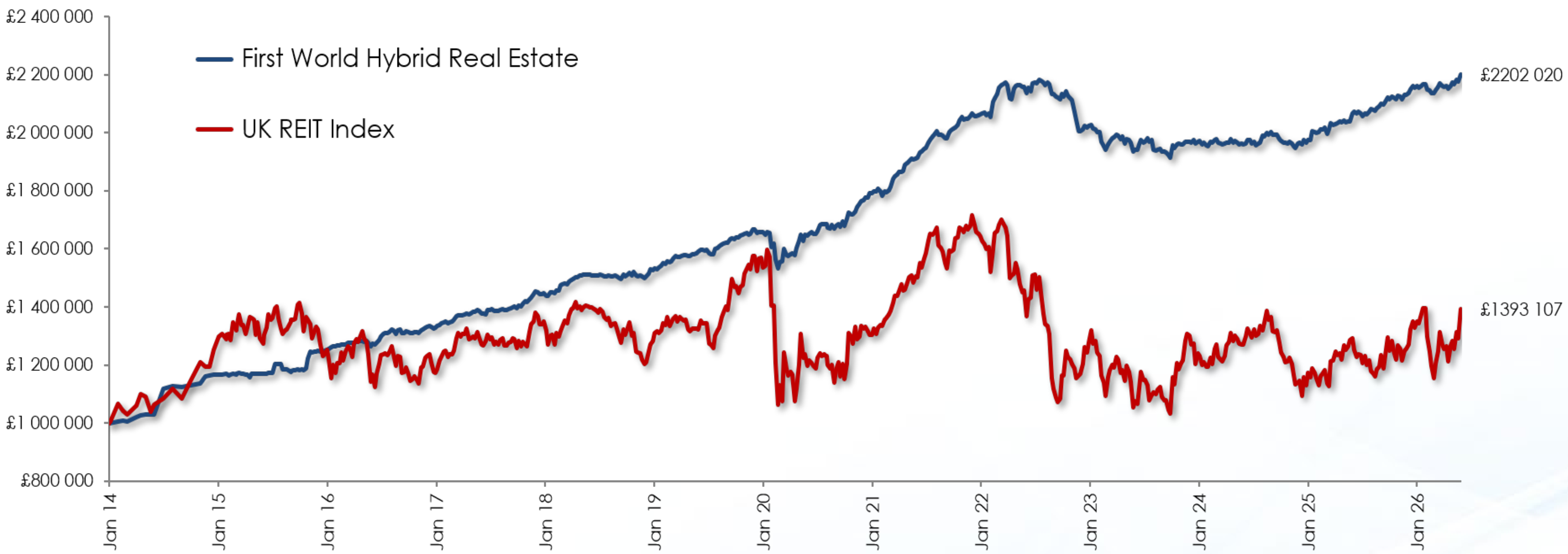
- UK listed REITs, yielding approximately 5.7%
- Priced on stock market therefore readily tradeable and liquid
- Pricing volatility, especially in times of elevated uncertainty
- Primarily to provide liquidity for redemptions

The Fund's Net Asset Value is circa £127m

NAV as at 26 June 2026

First World Hybrid Real Estate

Performance – **with lower volatility**



Source: Bloomberg and Marriott
FWHRE based on A class (distributing) before investment management fees, up to 26 June 2026
There may be additional IIP or other product charges applied, which may affect the net yield.
Pricing of FWHRE was temporarily placed on hold between 19 March 2020 and 21 August 2020 due to uncertainty around direct real estate valuations in the UK and material uncertainty conditionality adopted by valuers. As a result, the returns for this specific period utilised indicative pricing for FWHRE. The Fund reopened for trade on 24 August 2020 at a price of 112.79p (A class).

First World Hybrid Real Estate

Performance – **Comparative calendar year returns**

Calendar years	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	**2026** YTD June
First World Hybrid Real Estate	7.2%	6.7%	9.1%	3.3%	11.1%	6.0%	17.0%	-2.9%	-1.8%	-0.4%	8.7%	**3.3%**
UK REITs	10.4%	-7.4%	12.7%	-13.3%	31.8%	-16.6%	28.8%	-31.6%	11.1%	-11.9%	11.8%	**7.7%**

Source Bloomberg and Marriott
FWHRE A class (distributing), before investment management fees, based on last published price for period (26/6/2026).
There may be additional IIP or other product charges applied, which may affect the net yield.
Past performance cannot be a guarantee of future performance.

Returns back to expectations – 2025: 8.7% ahead of the longer term guidance.

Difficult period for property when inflation spiked to 11.2% and interest rates increased to 5.25% behind us (inflation now 2.8% and interest rate 3.75%).

Fund has performed comparatively well and with much less volatility compared to UK REITs.

First World Hybrid Real Estate
Performance – **Return composition (GBP)**

Annualised returns – periods ending June 2026	1 Year	5 Years	10 Years
Total Return	6.5%	2.9%	5.7%
Income	4.3%	4.3%	4.8%
Capital growth	2.2%	-1.4%	0.9%

Source Bloomberg and Marriott
A class (distributing), before investment management fees, based on last published price for period (26/6/26).
There may be additional IIP or other product charges applied, which may affect the net yield.
Past performance cannot be a guarantee of future performance.

Income return – predictable

Price return – based on property valuations and REIT prices which fell during 2023 – 2025 as valuations and pricing responded to the higher interest rate environment

First World Hybrid Real Estate

Performance – **Return comparisons (GBP)**

Annualised returns – periods ended June 2026	1 Year	5 Years	10 Years
FWHRE	6.5%	2.9%	5.7%
UK REITs	7.3%	-1.3%	1.7%
UK Equities	10.1%	3.8%	6.5%

Source Bloomberg and Marriott
A class (distributing), before investment management fees, based on last published price for period (26/6/26).
There may be additional IIP or other product charges applied, which may affect the net yield.
Past performance cannot be a guarantee of future performance.

Fund has performed comparatively well over the longer term and shown resilience during times of investment uncertainty with much less volatility

Property sector - long term targets
75% warehousing / 25% regional offices

Geographic
Institutional locations – sector driven

Ticket size
£5 to £25m

ESG – commercial relevance
flooding, contamination, tenant usage & energy
EPC's : 100% are A, B & C

Lease term & type
Min > 8 years unexpired term
FRI , upwards only reviews

Tenant
Low Risk CreditSafe
(rating score >60)
>£20m TNA

Rental growth

Yield

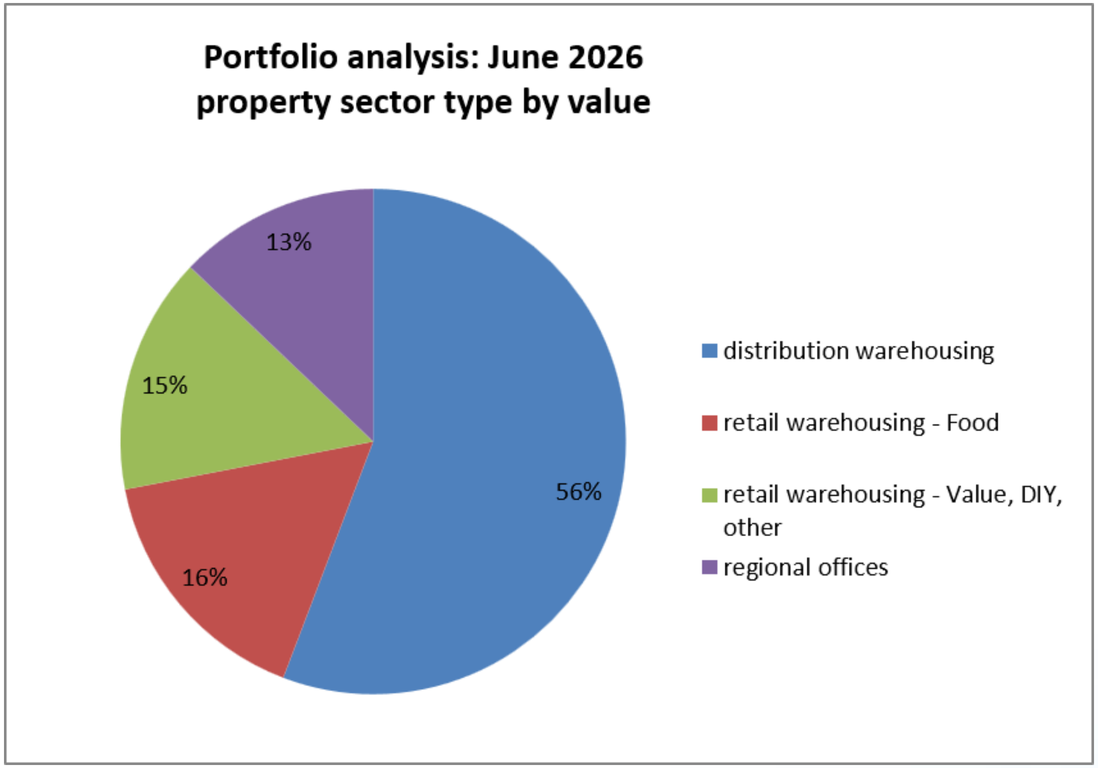
Property acquisition filter

- Clear
- Focused
- Disciplined approach

First World Hybrid Real Estate

21 institutional grade modern properties

First World Hybrid Real Estate
Property type



Distribution warehousing dominant at 56% weighting

16% 'recession proof' food weighting

15% Retail warehousing tenanted by value retailers

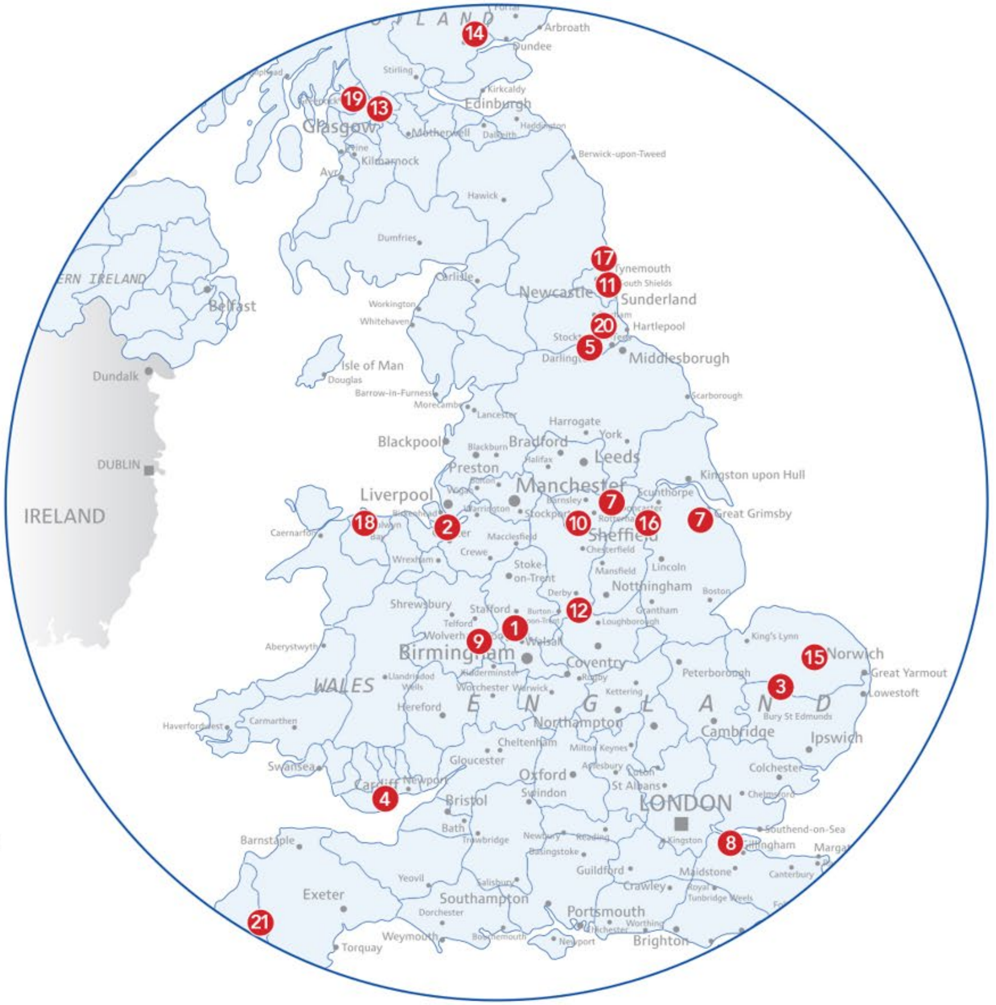
Decentralised, single tenanted regional offices at 13%

No high street retail / traditional shopping centres, leisure or student accommodation

First World Hybrid Real Estate

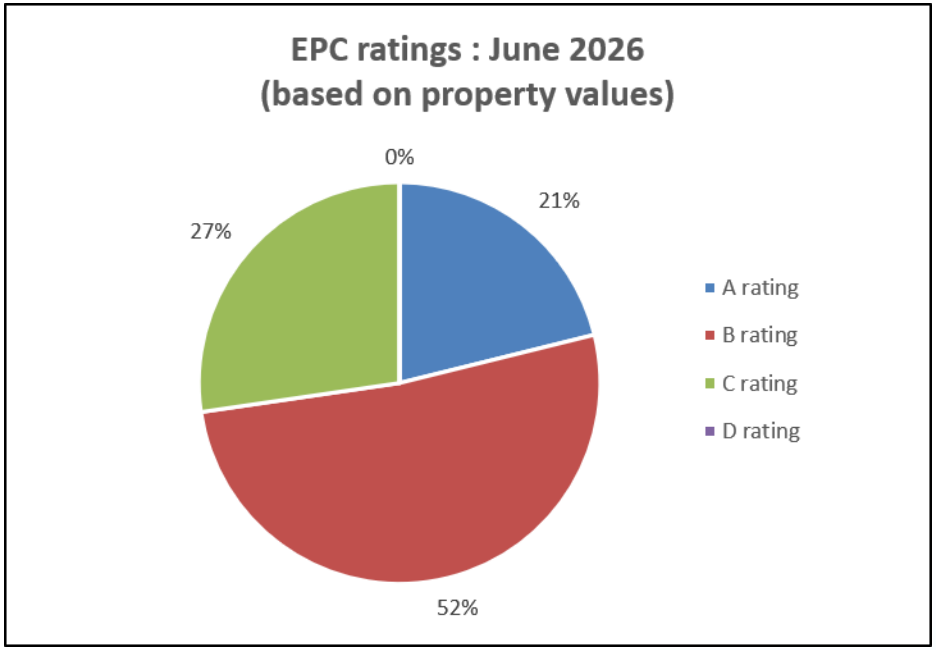
Defensive – **geographical spread**

1. Bidfoods – Cannock, Staffordshire
2. Matthew Clark – Runcorn, Cheshire
3. DPD – Snetterton, Norfolk
4. SIG – Cardiff, Wales
5. FPE Seals – Darlington, Durham
6. Keepmoat – Doncaster, Yorkshire
7. Wickes – Grimsby, East Lincolnshire
8. Vanquis Bank – Chatham, Kent
9. Spectrum Brands – Wolverhampton, West Midlands
10. SIG – Sheffield, Yorkshire
11. Barratt – Gateshead, Tyne and Wear
12. Sonoco – Leicester, Leicestershire
13. B&M Retail – Stenhousemuir, Glasgow, Scotland
14. Brake Bros Limited – Dundee, Scotland
15. Marsh McLennan – Norwich, Norfolk
16. DHL Supply Chain – Bawtry, Doncaster, Yorkshire
17. Sonoco – Newcastle, Tyne and Wear
18. Marina Quay Retail Park – Rhyl, Wales
19. Aldi Stores and Home Bargains – Milngavie, Glasgow
20. North Durham Retail Park – Pity Me, Durham
21. Tesco – Tavistock, Devon



First World Hybrid Real Estate

ESG & Environment impact



- The acquisition filter requires that consideration be given to the nature of the tenant's operations, flood risk, contamination, energy consumption etc
- EPC ratings (energy performance) are a specific area of focus
- The portfolio is well placed in terms of current ratings

ESG is integral to the Fund's acquisition and investment strategy

First World Hybrid Real Estate

Tenants

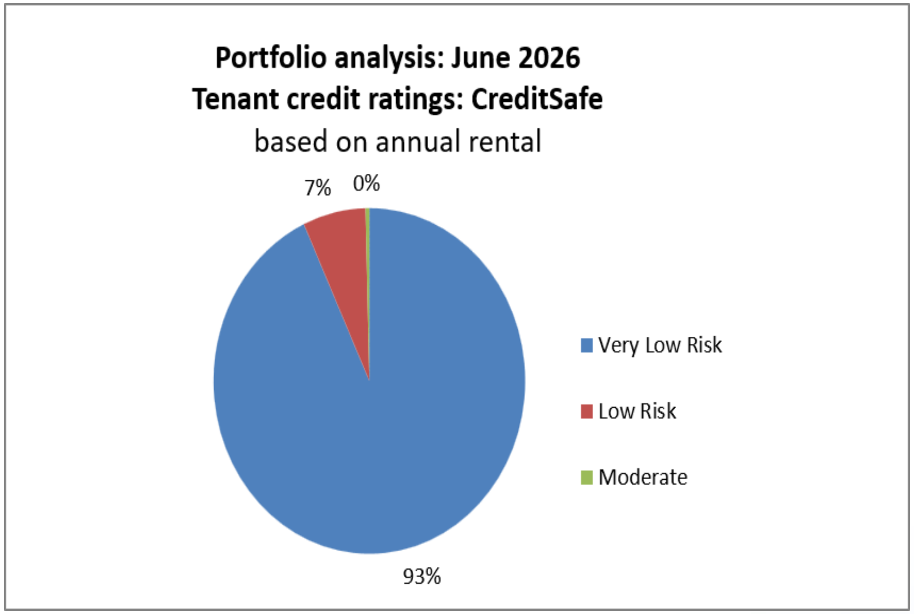
- **Diversified tenant base of mainly UK consumer facing, substantial tenants**
  - Sonoco 13% (2 properties) – Sonoco was founded in 1899, has facilities in 37 countries with revenue of $7.5bn (2025), and is listed on NYSE with market cap of $5.5bn.
  - DHL 11% - leading postal and logistics company, £419m tangible net assets.
  - Spectrum Brands 8% - distributer of home essential brands, listed on NYSE with $2.6bn market cap.
  - Marsh 7% - global insurer, £5.0bn tangible net assets. Marsh and McLennon, the ultimate holding company is listed on the NYSE with $80.3bn market cap.

Tenant selection and financial standing underpins income certainty

Sources: Bloomberg, Companies AFS and CreditSafe reports

First World Hybrid Real Estate

Strong tenants with substantial balance sheets and good credit track records

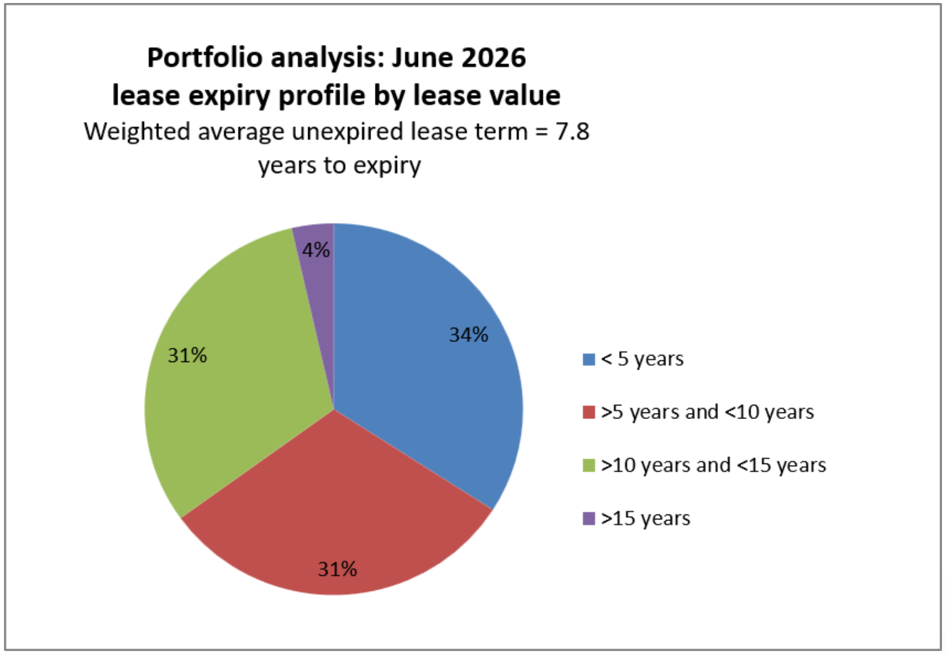


- Strong tenants allow for good rent collections - 100% of rental received
- Stringent investment criteria regarding tenants when considering a property for acquisition
- Acquisition filter requires tenants to have min CreditSafe score of 60 (being midpoint in Low Risk band) & TNA (tangible net assets) of > £20m

Tenant selection and financial standing underpins income certainty

First World Hybrid Real Estate

Leases – well spread



- Long lease portfolio (35 leases) let on FRI leases, with upwards only rent reviews
- WAULT of 7.8 years to expiries, 7.3 years to tenant breaks
- Good spread with 35% of leases having 10 years or longer to expiry

Lease structure and length enhances income predictability

First World Hybrid Real Estate

Rent reviews

- The rent in 5 leases (comprising 23% of portfolio rent) was reset in 2025 with an average increase in rent of 17% being achieved
- These comprised a mix of Open Market Rent Reviews (OMRRs), Retail Price Index inflation linked (RPI) and fixed increases
- **In 2026, 3 rent reviews (comprising 10% of portfolio rent) have been finalised, with an average 15% increase. These include**
  - Bidfoods (Cannock distribution warehouse) – 35% rent increase achieved in OMRR
  - Vanquis Bank (Chatham regional office) - 6% rent increase agreed as part of removal of tenant break negotiations
  - B&M (Marina Quay retail park) – rent retained at previous level in OMRR

Lease review terms and market rental growth underpin portfolio rental growth

First World Hybrid Real Estate

Lease terms and rental outlook

- **23% of leases are indexed** with either fixed or RPI linked rent reviews ensuring increased rentals on review
- **Market rental growth,** especially in the warehousing sector, means that there is inherent upside in leases that are subject to OMRRs (open market rent reviews)
- **Inherent rental upside across the entire portfolio is estimated to be circa 7% above current passing portfolio rent** (based on current levels / ignoring any future guaranteed or forecast rental growth)
- There are 4 leases (comprising 14% of portfolio passing rent) where the rental is still to be reset during 2026. These comprise a mix of guaranteed rental increases and OMRRS. **Rental upside is estimated at 12%**

Lease review terms and market rental growth underpin portfolio rental growth

First World Hybrid Real Estate

Leasing activity

- During 2025, the removal of 2 tenant breaks were negotiated, resulting in a 5-year extension of the certain term of the lease at the retail warehouse property tenanted by Wickes in Grimsby and a 3-year extension at the regional office property tenanted by Keepmoat. In addition, a 25-year lease with Burger King was agreed and the development of this drive thru at Marina Quay is underway.
- **In 2026, there has been further positive leasing activity.**
  - **The tenant break at the regional office property tenanted by Vanquis Bank was removed, extending the lease by 5 years (now expires Sept 2031), resulting in a 9.1% increase in the property value.**
  - **An Agreement for Lease (20 years) for EV charging bays at North Durham was agreed, which will add circa 4% income to the rent from this property without any cost to the Fund.**
  - **The lease with Home Bargains at Milngavie was extended by circa 7 years (now expires April 2041), resulting in a 4.7% increase in the property value.**
- There are 10 leasing initiatives that are active work in progress. The outcome of these will be announced when concluded.

Leasing activity enhances income certainty & is supportive of valuation upside

First World Hybrid Real Estate

Valuations

# of Direct Property Valuations	Up	Flat/Immaterial*	Down
Q4 2022	1	10	14
Q1 2023	2	0	7
Q2 2023	2	5	2
Q3 2023 #	2	21	2
Q4 2023	0	9	1
Q1 2024	0	9	1
Q2 2024	0	10	3
Q3 2024 #	1	19	3
Q4 2024	1	10	0
Q1 2025	2	8	0
Q2 2025	2	9	1
Q3 2025#	3	17	2
Q4 2025	2	9	0
Q1 2026	1	11	3
Q2 2026	1	4	0

Source: Marriott

*Within 3% of previous valuation #Fund financial year end

- 45 independent valuations in 2025
  - combined uplift of £6.3m
  - 3.5% overall increase in opening portfolio value
  - adding 4.5% to opening net asset value.
- **2026 YTD – positive trend continues**
  - 20 valuation updates received
  - combined uplift of £0.875m
  - 0.5% overall increase in opening portfolio value
  - adding 0.7% to opening net asset value.

Valuation yields are stable, with positive leasing and rental outcomes driving up values

First World Hybrid Real Estate

Property portfolio debt -

- There are 3 year term debt arrangements (plus 2 X 1 year extensions) with both **Barclays and HSBC, at margins of 1.75%.** These term loans total £74.07m. The 1st extension with HSBC has been concluded on the same terms and conditions.
- In addition, there is a £8m **Revolving Credit Facility (RCF)** with Barclays, and a £9m RCF with HSBC. Available RCF is £1.5m.
- **Loan-to-Value** (LTV) across property portfolio is **47.6% (40.4% on Fund basis)**, well below the bank maximum of 60%.
- **Weighted Average** (WA) all in cost, inc. RCF reserving, is circa **4.5%**, with an **Interest Cover** (IC) ratio of circa **3.1 times**.

Debt funding has enhanced portfolio returns while hedges increase predictability of income yield for investors

First World Hybrid Real Estate
Property portfolio debt

- Board guidance is for the interest rates of between 50% and 75% of the debt to be hedged.
- There are **4 interest rate swaps (£42.3m)**, **59% of the term debt**.
- The **WA term to expiry of the swaps is 3.5 years**, with WA fixed interest rate of 2.1% (before the margin of 1.75%).
- The **largest swap (59% of the total hedging), which has a very competitive fixed rate of 1.05%, has almost 5½ years to maturity.**
- The **other 3 swaps have shorter terms to expiry (up to a year) but are at fixed rates which are generally not dissimilar to the current 3.75% base rate**, meaning that the risk to higher debt funding costs upon their maturity is limited.

Debt funding has enhanced portfolio returns while hedges increase predictability of income yield for investors

First World Hybrid Real Estate

REITs

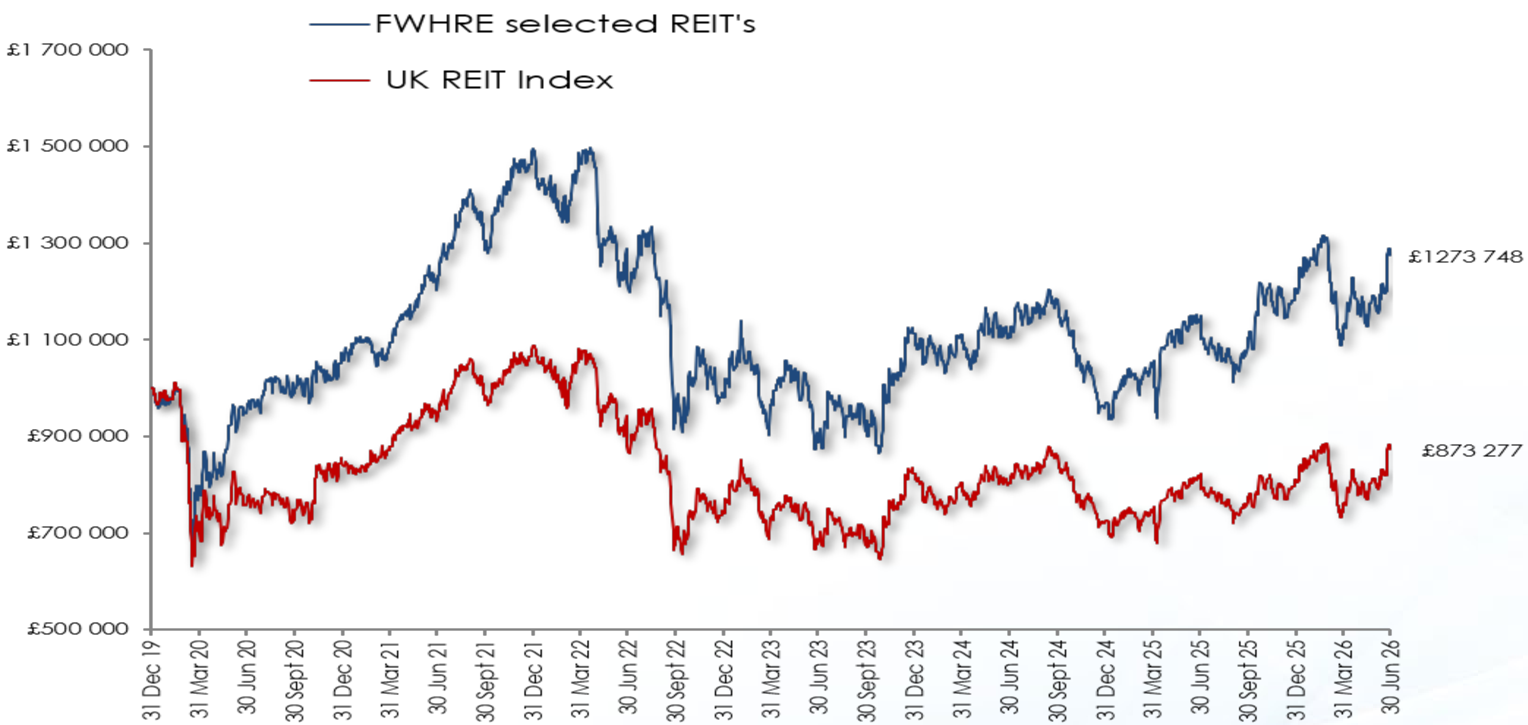
- REITS are a **fundamental part of structure, for liquidity.** Being publicly quoted and traded investments **pricing is inherently volatile and bond yield sensitive**
- The REITs held by the Fund have **performed comparatively well** – which in turn supports the type of direct property selected by the Fund
- During 2025 **REIT prices firmed** as interest rates reduced, resulting in **realised and unrealised gains of £2.9m,** 12.9% of opening REIT portfolio value at 1 January 2025 and contributing 2.0% to the Fund's opening net asset value
- **2026** - REIT prices firmed strongly in the beginning of 2026, with realised and unrealised gains in January and February of £2.4m but fell sharply in March by £4.2m (18.1% down). REIT prices firmed in April and June and **the REIT portfolio has contributed a net £1.1m for the first 6 months of 2026,** 5.3% up on the REIT portfolio value at 1 January 2026 and contributing 0.8% to the Fund's net asset value.
- On 24 June US REIT Prologis made an all share bid for Segro at a 25% premium to the prior day closing price. The offer price also approximates Segro's underlying NAV. This provides comfort as to the underlying property valuations and **demonstrates the inherent value in REITs.**

First World Hybrid Real Estate

Our REIT selection – diversified but with a large warehousing emphasis

First World Hybrid Real Estate

Our REIT selection – relative outperformance



Source: Bloomberg and Marriott

First World Hybrid Real Estate

REITs - current pricing seems attractive

REITs	Dividend Yield		Discount to NAV
	Current	Historic Average (10yr)	
Big Yellow Group	5.3%	3.6%	31.1%
British Land	5.6%	5.0%	29.9%
Land Securities Group	6.3%	5.8%	26.2%
LondonMetric Property PLC	6.6%	4.7%	7.1%
Segro PLC	3.6%	3.0%	5.4%
Tritax Big Box REIT PLC	5.0%	4.5%	13.8%
Primary Health Properties	7.5%	5.3%	2.3%
Average	**5.7%**	**4.5%**	**16.5%**

Source: Bloomberg as at 30 June 2026

REITs appear attractively priced based on historic yields and discounts to their underlying net asset values

First World Hybrid Real Estate
Liquidity & Redemptions

- **Liquidity target levels**
  - The targeted Liquidity Level is 25%, with a Minimum Liquidity Level of 15%. Both are reviewed quarterly based on market conditions, redemption trends and expectations. Current liquidity is circa 15%.
- **Flows and actual liquidity**
  - 2026 calendar YTD: inflows £3.6m, redemptions £10.5m, circa 8% of NAV
  - 2025 calendar year: inflows £5.3m, redemptions £24.6m, circa 17% of NAV
  - 2024 calendar year: inflows £7.0m, redemptions £20.0m, circa 13% of NAV
- **Gating and suspension provisions**
  - As with all open-ended funds, there are standard provisions to deal with extraordinary circumstances in order **to protect the interests of all investors.**
  - Gating – maximum weekly redemption is 5% of shares in issue, excess c/f.
  - Suspension circumstances - where not reasonably practical to realise an investment or not in the interests of shareholders to do so.

First World Hybrid Real Estate

Quality, Defensive, Dividends

- UK is a **1st world economy** with **entrenched property rights** and **good levels of governance and transparency.**
- The Fund is structured to offer better **liquidity and pricing certainty** than typical direct property investments but with **less volatility** than publicly quoted and traded property, this with the **comfort of a Regulated Fund.**
- The Fund remains **well positioned** due to the **type of properties selected, the structure and length of the leases**, and the **nature and financial strength of the tenants.**
- The Fund's leases and tenant strength can be expected to underpin a **robust dividend yield in Sterling**.

The UK

As a destination for commercial property investment

- **1st world economy**
  - Transparent legal frameworks, established property rights
  - High levels of governance & professionalism
- **Key economic drivers**
  - Tourism (>20m per annum international visitors to London)
  - Europe's leading fintech sector
  - Established financial markets & access to capital, leading universities and skilled labour.
- **Property specific considerations**
  - UK known for longer, triple net leases
  - Strong occupational market dynamics and good transactional volumes
  - Highly established online sector with 1/3rd of all goods bought online
  - 50% of commercial property investment from outside UK, mainly US.

Key features of commercial property

Resilience in investment uncertainty

- **Tangible assets**
  - Unlike paper assets, property has intrinsic value and is a physical necessity for logistics, retailing etc notwithstanding economic shocks
- **Income stability**
  - Rental income streams from long leases payable by financially sound tenants become more valuable than speculative, more risky growth assets
- **Income growth underpins long term value growth**
  - Demand for space, especially logistics, value retail and food stores, remains through periods of economic difficulty and increasing rentals underpin asset growth

First World Hybrid Real Estate

Return expectations

Robust and growing income underpinned by:

- **Reliable contractual rental** from strong tenants on long leases with rental growth supported by RPI linked leases and upcoming open market reviews which have inherent rental upside.
- **Dividends from the REIT portfolio** which have excellent dividend track records.
- **Well managed hedging strategies** which help shield the Fund from unexpected interest rate increases.
- **This is evidenced in the Board's decision to increase the Fund's March 26 quarter dividend by 4.3% to 1.2p** (June 26 quarter – retained at 1.2p).

Price appreciation driven by:

- Rental growth, leasing activity and lease extensions underpin property valuation upside while REITs seem to offer good value.

Given the robust income generated by the Fund and the expectation of income growth, total return guidance over of the longer term is 7%, in sterling.

Before making a decision about investing, you should read the following information and make sure you are comfortable.

All investment involves risk. Past performance is not necessarily a guide to future performance. The value of investments can go down as well as up and investors may not receive back the original amount that they invested. Where investment is in a different currency, movements in exchange rates can have an effect that is unfavourable as well as favourable.

The opinions contained in the presentation are based on information which we believe to be accurate and up to date at the date of the presentation. These opinions may change over time. There is no guarantee about timelines, accuracy or suitability of the information and opinions and anyone who acts on them does so entirely at their own risk. Clients should always seek appropriate advice, including advice about their individual tax position, before investing.

FIM Capital Limited is the appointed Fund Manager and Property Manager for First World Hybrid Real Estate Plc. FIM Capital Limited is licenced by the Isle of Man Financial Services Authority to undertake Investment Business, to provide services to Collective Investment Schemes and to provide Corporate Services.