

## KEY INVESTOR INFORMATION

This document provides you with key investor information about this Sub-Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Sub-Fund. You are advised to read it so you can make an informed decision about whether to invest.

### Nedgroup Investments Funds Plc (the Fund) Global Property Fund (the Sub-Fund) USD 'A' Share Class (ISIN: IE00BD9Y5193)

The Fund is managed by Came Global Fund Managers (Ireland) Limited ("The Manager")

#### Objectives and investment policy

The Sub-Fund, which is actively managed, aims to achieve an annual total return that exceeds the total return of the FTSE EPRA/NAREIT Developed Index NET TRI (the Index) after fees measured on a rolling three year basis. The management of the Sub-Fund is not constrained by the Index which is designed to track the performance of listed real estate companies and Real Estate Investment Trusts (REITs) worldwide.

In order to pursue its objective the Sub-Fund will invest primarily in global listed REITs and property related equity securities which derive a significant portion of their revenue from property related activities. The investments will provide exposure to a range of underlying property types from around the world including, office buildings, shopping centres, industrial warehouses, residential communities, hotels, self-storage and healthcare facilities.

The Sub Fund may also have exposure to issuers which undertake activities such as real estate development, real estate construction, contracting and management activities.

85-100% of the Net Asset Value of the Sub-Fund will be invested in equities which may be located in North America, UK, Europe and or the Asia Pacific region; and 0-15% of the Net Asset Value of the Sub-Fund will be invested in cash. No more than 10% of the Sub-Fund will be invested in underlying collective investment funds.

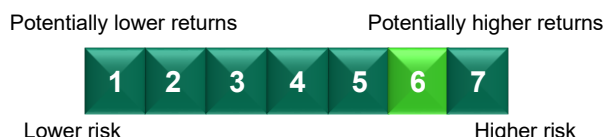
Recommendation: the Sub-Fund may not be appropriate for investors who plan to withdraw their money within a period of 5 years.

#### Other information:

- The base currency of the Sub-Fund is US Dollars.
- The currency of the share class is US Dollars
- Any income generated will be included in the value of your shares.
- The Sub-Fund is intended for the medium to long term investors.
- Shares may be bought and sold on any business day (subject to certain restrictions detailed within the Prospectus).

For full investment objectives and policy details please refer to the Fund's Prospectus and the Sub-Fund's Supplement.

#### Synthetic risk and reward profile



The Sub-Fund is ranked at 6 reflecting observed historical returns. This is not a measure of any risk of capital but rather a measure of the past fluctuations in the value of the Sub-Fund.

The risk category shown is not guaranteed and may shift over time. The indicator uses a standard calculation method that is used by all UCITS funds.

The risk category indicator is based on historical data and may not be a reliable indication for the future.

The lowest category 1 does not mean 'risk free'.

The following are risks materially relevant to the Sub-Fund which are not adequately captured by the indicator:

- Liquidity Risk - the Sub-Fund may face difficulties in purchasing or selling its assets, although it endeavours to invest in liquid securities.
- Currency Risk – the value the Sub-Fund may be affected by changes in currency exchange rates for those securities held in a non-base currency.
- Investment Market Risk- the value of investments in the Sub-Fund are subject to a variety of factors affecting global stock markets.
- Operational Risk - the impact of breakdowns in systems, internal procedures and human error.

For further details please refer to Section 4 - Risk Factors in the Fund's Prospectus.

## Charges for this Sub-Fund

The charges you pay are used to meet the costs of running the Sub-Fund, including the costs of administration, audit, marketing and distribution. These charges reduce the potential growth of your investment.

|                                                                                 |                 |
|---------------------------------------------------------------------------------|-----------------|
| One-off charges taken before or after you invest:                               |                 |
| Entry Charge*: 0%                                                               | Exit Charge: 0% |
| Charges taken from the Sub-Fund over a year:                                    |                 |
| Class A on-going charges 31 December 2025                                       | 1.35%           |
| Charges taken from the Sub-Fund under certain specific conditions.              |                 |
| Please note that no performance fees are payable to the Sub-Investment Manager. |                 |

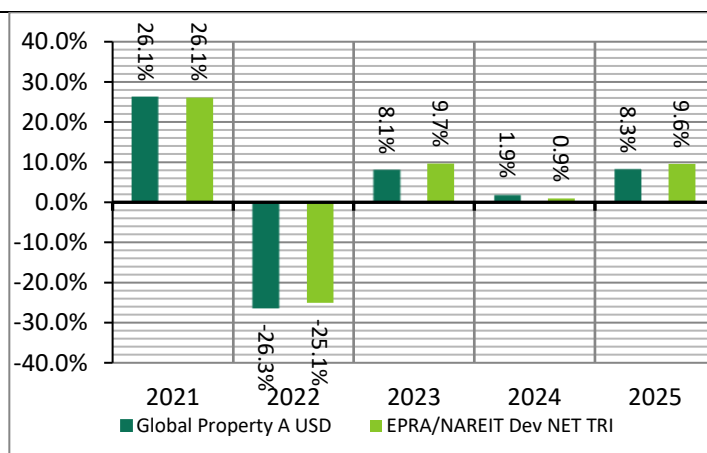
\*The entry charge shown is a maximum figure. In some cases you might pay less – you can find this out from your financial adviser. Please note the Investment Manager and Distributor does not charge an entry fee; any entry fees charged are to the benefit of the Financial Adviser and agreed with the investor prior to investment.

An anti-dilution levy may be charged on entry to or exit from the Sub-Fund, such levy will represent a provision to cover dealing costs and to preserve the value of the underlying assets of the Sub-Fund.

The on-going charges figure shall be based on expenses over a financial year. This figure may vary from year to year. It excludes portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling underlying investments.

For more information about charges, please see Section 7 of the Fund's Prospectus and the Fees and Expenses section of the Sub-Fund's Supplement. The Prospectus and Supplement are available from [www.nedgroupinvestments.com](http://www.nedgroupinvestments.com).

## Past Performance



- The Fund was redomiciled to Ireland and approved by the Central Bank on 13 May 2014.
- The Sub-Fund was launched on 3<sup>rd</sup> May 2016
- The share class launched 13 July 2016
- Past performance is not necessarily a guide to future performance.
- Past performance does not include entry charges.
- Past performance shall be calculated in US Dollars.
- Performance is measured against the Index as an indication of market performance for comparison purposes.

## Practical information

- The Depositary of the Fund is Citi Depositary Services Ireland DAC, 1 North Wall Quay, Dublin 1.
- Additional information and copies of the Prospectus, the Supplements, the latest annual and semi-annual report and accounts may be obtained free of charge from the Investment Manager and Distributor's website at [www.nedgroupinvestments.com](http://www.nedgroupinvestments.com).
- Details of the most recent prices will be available on Bloomberg, [www.bloomberg.com](http://www.bloomberg.com) and from the Investment Manager and Distributor's website at [www.nedgroupinvestments.com](http://www.nedgroupinvestments.com).
- Please note that Irish tax legislation may have an impact on your personal tax position.
- The Manager may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the Fund.
- This document is prepared in relation to the Global Property Class A USD. You may switch between other Sub-Funds or share classes of the same Sub-Fund; further information is in the Prospectus.
- Details of the remuneration policy of the Manager is available on the Manager's website <https://www.carnegroup.com/policies>. A paper copy will be available free of charge from the office of the Manager upon request.
- The Fund is authorised in Ireland and regulated by the Central Bank of Ireland. The Manager is authorised in Ireland and regulated by the Central Bank of Ireland.

This key investor information is accurate as at 6 February 2026.