

Key Investor Information

This document provides you with key investor information about this 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 Fund. You are advised to read it so you can make an informed decision about whether to invest.

Fairtree Global Listed Real Estate Fund

a sub-Fund of PRESCIENT GLOBAL FUNDS ICAV (the "ICAV")

Share Class: B1 USD. This Fund is managed by Prescient Fund Services (Ireland) Limited (The "Manager")

Objectives and Investment Policy

The investment objective of the Fund is to provide investors with capital appreciation and to generate income over the medium to long term through exposure to international real estate assets.

The Fund aims to achieve this investment objective by investing directly or indirectly (through investment in collective investment schemes) up to 100% of the Net Asset Value in global equities and equity-related securities, which are listed or traded on recognized exchanges worldwide. Equities and equity-related securities shall comprise equities and preferred stocks, warrants rights as well as depository receipts for such securities. Such securities will be issued by companies that have both direct and indirect exposure to global real estate.

The Fund may invest up to 20% of its Net Asset Value in one or more collective investment schemes (including exchange traded funds and money market funds). The Fund will invest in such schemes primarily when such investment is consistent with the Fund's primary investment focus.

The Fund may also retain substantial amounts in cash or ancillary liquid assets (including short term money market instruments and cash deposits) pending investment or reinvestment. Such money market instruments include, but are not limited to, cash deposits, fixed or floating rate notes and fixed or variable rate commercial paper and US treasury issues and shall be rated investment grade (BBB- or greater) (or equivalent) by Standard & Poor's, Moody's or Fitch. Up to 20% of the Net Asset Value of the Fund may be held in money market instruments at any time.

Investments will have a global focus insofar as investments are not confined or concentrated in any particular geographic region or market. The Fund will invest primarily in equities issued by companies with exposure to global real estate. The Fund may invest in developed markets and up to 10% of the Net Asset Value of the Fund in emerging markets.

The Fund will not utilise financial derivative instruments.

The Fund is considered to be actively managed in reference to the FTSE EPRA/NAREIT Developed Index Net Total Return Index - USD (Ticker: TRNGLU) (the "Benchmark") (which is a composite of the existing EPRA Europe Index, EPRA/NAREIT North America Index, and EPRA/NAREIT Asia Index) by virtue of the fact that it uses the Benchmark for performance comparison purposes. However, the Benchmark is not used to define the portfolio composition of the Fund or as a performance target and the Fund may be wholly invested in securities which are not constituents of the Benchmark.

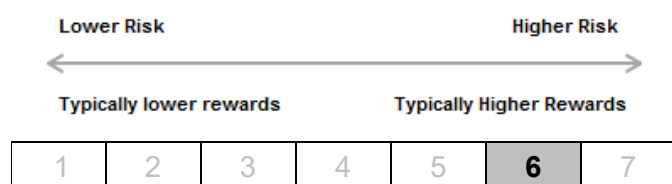
This Share Class will not pay a dividend. Any income arising from the Fund will be reinvested to grow the value of your investment.

The Fund is suitable for investors that seek medium to long term capital appreciation and income growth and who have a high risk profile.

You may buy and sell shares in the Fund on each business day in Ireland on which banks in Ireland are open for business.

Unless otherwise defined in this document, all words and expressions defined in the Prospectus shall have the same meaning herein. Please refer to the "Investment Objectives and Policies" section of the Prospectus and the "Investment Objective and Policy" section of the Supplement for further information.

Risk and Reward Profile of the Fund



The indicator above is not a measure of the risk of capital loss, but a measure of the Fund's price movement over time.

- It is based on historical data and thus may not be a reliable indication for the future.
- The indicated risk category is not guaranteed and may shift over time.
- The indicator is designed to help investors understand the uncertainties both for loss and for growth that may affect their investment. In this context, the lowest category does not mean "risk free".
- The Fund is classified in the category indicated above due to the past behaviour of its target asset mix. The Fund does not provide its investors with any guarantee on performance, nor on the monies invested in it.

In addition to the risk captured by the indicator, the overall Fund value may be considerably affected by:

- **Liquidity Risk** - the risk stemming from the lack of marketability of an investment that cannot be bought or sold quickly enough to prevent or minimise a loss.
- **Market Risk** - the Fund invests in shares of companies and the value of these shares / units can be negatively affected by changes in the fund or its industry or the economy in which it operates.

- **Operational Risk / Third Parties** - investments in other funds have direct and indirect dependence on other service providers. The Fund may suffer disruption or loss in the event of their failure.
- **Credit Risk** - the Fund's fixed income and cash investments have the risk that a borrower will not honour its obligations and this will result in losses for the investor.
- **Interest Rate Risk** - the value of the Fund's fixed income investments may change adversely due to a change in current or expected interest rates
- **Currency Risk** - the Fund may be exposed to currency risk in relation to the valuation of assets held in currencies other than its base currency.

Please refer to the "Risk Factors" section of the Prospectus for further information - see under "Practical Information" for how to obtain a copy

Charges for the Fund

These charges are used to pay the costs of running the Fund, including the costs of marketing and distribution. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	0.00%
Exit charge	0.00%
This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charges	1.09%
Charges taken from the Fund under certain specific conditions	
Performance Fee	0.00%

These charges are used to pay the costs of running the Fund, including the costs of marketing and distribution. These charges reduce the potential growth of your investment. The Exit and Entry charges shown are maximum figures, and in some cases an investor may pay substantially less, or there will be no charges at all. You can find out the actual entry and exit charges from your financial advisor, distributor or the Manager of the Fund. There is no charge for switching between sub-funds up to a maximum of four times per annum. Shareholders who switch on more than four occasions per annum may be subject to a charge of Euro 40 per switching transaction. The ongoing charges figure is an estimate based on a projection of the expenses of the Fund for the first twelve months of operation of the Fund, which includes estimates of any sales charges and ongoing charges which may be levied by the underlying collective undertakings into which the Fund invests. This figure may vary from year to year. It excludes portfolio transaction costs, except in the case of an entry or exit charge paid by the Fund when buying or selling units in another UCITS or collective investment undertaking.

You can find more details about the charges in the section of the Fund's Prospectus entitled Fees and Expenses.

Past Performance

There is insufficient data for this Share Class to provide a useful indication of past performance. The Fund launched in 2020 and this share class has not launched.

Practical Information

Fund Depositary: Northern Trust Fiduciary Services (Ireland) Limited.

Further Information: Copies of the Prospectus and the annual and half-yearly reports of Prescient Global Funds ICAV (the "ICAV") are available in English and may be obtained, free of charge, from the "the Manager" at 35 Merrion Square East Dublin 2, Ireland or by visiting www.prescient.ie.

Share Price / NAV: The net asset value of the Fund is calculated in USD. The unit prices are published in USD on each Business Day. The prices are available from the Investment Manager and the Manager during normal business hours and will be published on Prescient Fund Services (Ireland)'s website at www.prescient.ie.

Taxation: The Fund is subject to tax laws and regulations of Ireland. Depending on your home country of residence, this might have an impact on your investment. For further details, please speak to an adviser.

Switches: You are entitled to switch your shares to shares in the same class of another sub-Fund of the ICAV, subject to the sub-Fund's switching charge - see under "Charges for this Fund". Please refer to the Prospectus for further information on how to switch.

Fund Structure: This document describes a share class of Fairtree Global Listed Real Estate Fund, a sub-Fund of the ICAV. The assets and liabilities of each sub-Fund of the ICAV are segregated subject to the provisions of Irish law. The Prospectus and Periodic Reports are prepared for the entire ICAV. You can find out more information about the ICAV in the Prospectus.

Remuneration: Details of the up-to-date remuneration policy of the Manager, including, but not limited to, a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits including the composition of the remuneration committee, if any, are available at www.prescient.ie. A paper copy of the remuneration policy will be made available free of charge upon request from the Manager.

Responsibility for Information: 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.

The ICAV is authorised in Ireland and approved by the Central Bank of Ireland. The Manager is authorised in Ireland and regulated by the Central Bank of Ireland.
This Key Information Document is accurate as at 21 January 2026.