

Key Investor Information

This document provides you with key investor information about the Fairtree Global Listed Real Estate Fund (the “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: A USD ISIN: IE00BJXSYV28)

This Fund is managed by Prescient Fund Services (Ireland) Limited (the “Manager”)

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.

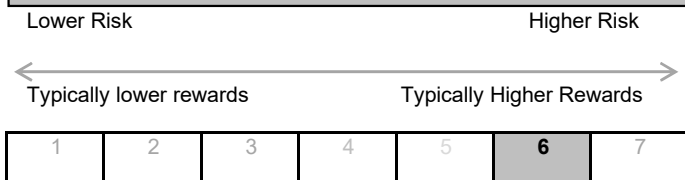
This Share Class will not pay a dividend. Any income arising from the Fund will be reinvested to grow the value of your investment.

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 risk indicator is determined using historical data or, where historical data is not available, using simulated historical data. Historical data, such as is used in calculating the synthetic indicator, may not be a reliable indication of the future risk profile of the Fund. The risk category shown is not a target or a guarantee and may change over time. A category 1 fund is not risk free, the risk of loss is small but the chance of making gains may also be limited. With a category 7 fund, the risk of losing money is high but so also is the possibility of making gains. **The risk indicator for the Fund is set at 6 as this reflects the market risk arising from proposed investments.**

The Fund does not offer any capital guarantee or assurance that the investor will receive a fixed amount when redeeming.

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” sections of the Prospectus and the Supplement 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	5.00%
Exit charge	3.00%
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	1.55%
Charges taken from the Fund under certain specific conditions	
Performance Fee	None

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.

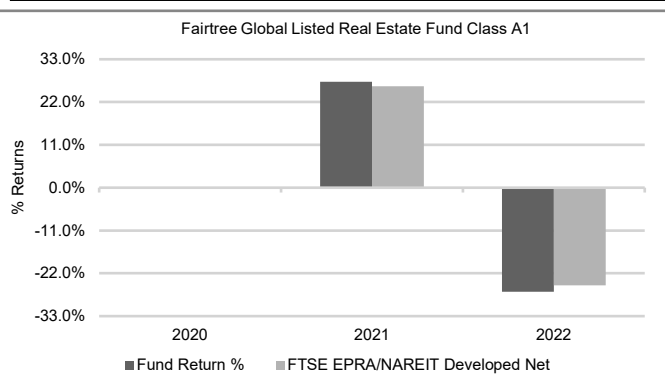
There is no charge for switching between sub-funds up to a maximum of four times per annum. Shareholders who switch on more than four occasions per annum may be subject to a charge of Euro 40 per switching transaction.

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 Prospectus entitled "Fees and Expenses" and in the Fund Supplement.

Past Performance



The chart shows the Fund's annual performance in EUR for each full calendar year over the period displayed in the chart. It is expressed as a percentage change of the Fund's net asset value at each year-end.

The Fund was launched in 2019 and shares in this class were issued in 2021.

Performance is shown after deduction of ongoing charges. Any entry/exit charges are excluded from the calculation.

Past performance is based on the net asset value (NAV) of the Fund and is not a reliable indicator of future results.

Practical Information

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

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

Share Price / NAV: The net asset value of the Fund is calculated in USD. The share price of Class A USD is published in USD on each Business Day. The prices are available from the Manager during normal business hours and will be published on the Manager'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 Fund's switching charge - see under "Charges for the Fund". Please refer to the Prospectus for further information on how to switch.

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 ICAV.

The ICAV is authorised in Ireland and approved by the Central Bank of Ireland. The Manager is authorised in Ireland and registered by the Central Bank of Ireland. This document describes a share class of the Fund. The information in this document is accurate as at 15 February 2022.

Fairtree Global Listed Real Estate Fund, a sub-fund of the ICAV but is also considered representative of other Class A share classes of this Fund, namely Class A GBP and Class A EUR. The assets and liabilities of each sub-fund of the ICAV are segregated subject to the provisions of Irish law. The Prospectus and Periodic