

# Key Information Document

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.



## Product

### Catalyst Global Real Estate UCITS Fund a sub-fund of MLC Global Multi Strategy UCITS Funds Plc Class B EUR (IE00BWSW3916)

**Manufacturer: Sanlam Asset Management (Ireland) Limited**

The Central Bank of Ireland is responsible for supervising Sanlam Asset Management (Ireland) Limited in relation to this Key Information Document.

This PRIIP is authorised in Ireland.

Sanlam Asset Management (Ireland) Limited is authorised in Ireland and regulated by the Central Bank of Ireland.

For more information on this product, please visit [www.sanlam.ie](http://www.sanlam.ie), call +353 1 2053500 or email [intouch@sanlam.ie](mailto:intouch@sanlam.ie)

This document was produced on 4 September 2025.

## What is this product?

### Type:

This product is a UCITS Fund.

### Term:

Open Ended Fund.

### Objectives:

The Fund aims to create positive income and capital returns over the medium to long term.

### Investment Policy:

The Fund will be actively managed and will seek to pursue this objective by investing at least 75% of its net asset value ("NAV") in global listed equities of issuers operating in the Real Estate Sector. The remainder of the Fund (25%) may be invested in the following way:

0 - 25% - up to 25% of the Fund's NAV may be invested in cash or global listed bonds of corporate, sovereign or public institutions operating in the Real Estate Sector, 90% of which must be Investment Grade and may be fixed and/or floating rate; and

0 - 10% - up to 10% of the Fund's NAV may be invested in open-ended collective investment schemes ("CIS") including UCITS (provided such open-ended CIS are prohibited from investing more than 10% of net assets in other open-ended CIS).

The Fund will be diversified across countries, markets, currencies and industries within the real estate sector. The Fund will seek to invest in undervalued issuers and assets with attractive risk/reward profiles.

The Fund may use the following derivatives ("FDIs") for the purposes of hedging and efficient portfolio management: equity and bond options, swaps, forward contracts and futures; interest rate options, swaps and futures; and currency options, swaps and forward contracts.

Further information on sustainability factors that may be relevant to this Fund can be found in the prospectus or on our website at [www.sanlam.ie](http://www.sanlam.ie).

You can sell your shares any day that banks are open in Ireland.

**Dividend Policy:** The Company does not declare a dividend in relation to your shares and therefore any income that your shares may earn will be retained within the Fund and the value of shares will rise accordingly.

**Benchmark:** The Fund measures its performance relative to a benchmark index (the FTSE EPRA/NAREIT Developed Rental Index Net Total Return) "Benchmark" for reference or investor communication purposes, including in the Company's annual and half-yearly reports. However the performance of the Fund relative to the benchmark index is not factored in any way into the investment process and the Fund does not operate any form of target to outperform the benchmark index.

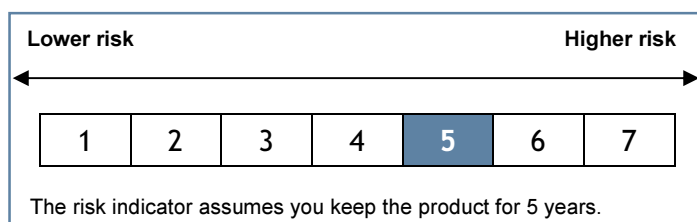
As your shares are in Euro and the Sub-Fund is valued in US Dollars, you will be subject to the risk that the value of your shares will fluctuate against the base currency of the sub-Fund.

### Intended retail investor:

This Fund has been designed to form part of a broader portfolio of investments, but may also be suitable as a significant component of an investors overall portfolio and should be purchased with advice or on an execution only basis by a basic investor. Investors must be able to bear loss of capital in order to seek to generate higher potential returns.

## What are the risks and what could I get in return?

### Risk Indicator



The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level and poor market conditions will likely impact the value of your investment.

**Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

For other risks materially relevant to the product which are not taken into account in the summary risk indicator, please read the product's Annual Report or Prospectus available at [www.sanlam.ie](http://www.sanlam.ie)

This product does not include any protection from future market performance so you could lose some or all of your investment.

## Performance scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor.

The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of Catalyst Global Real Estate UCITS Fund over the last 10 years. Where there has not been a full 10 years of Fund performance, the performance of the fund's benchmark has been used. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

| Recommended Holding Period: 5 years  |  |                          |   |
|--|--|--------------------------|---|
| Investment: EUR 10,000   |  |                          |   |
| Scenarios  |  | If you exit after 1 year | If you exit after 5 years<br>(recommended holding period) |
| <b>Minimum: There is no minimum guaranteed return if you exit before 5 years</b> |  |                          |   |
| <b>Stress</b>  | <b>What you might get back after costs</b> | <b>4,570 EUR</b>         | <b>3,410 EUR</b>  |
|  | Average return each year                   | -54.29%                  | -19.37%   |
| <b>Unfavourable<sup>1</sup></b>  | <b>What you might get back after costs</b> | <b>7,030 EUR</b>         | <b>7,760 EUR</b>  |
|  | Average return each year                   | -29.74%                  | -4.94%  |
| <b>Moderate<sup>2</sup></b>  | <b>What you might get back after costs</b> | <b>10,060 EUR</b>        | <b>10,810 EUR</b>   |
|  | Average return each year                   | 0.60%                    | 1.57%   |
| <b>Favourable<sup>3</sup></b>  | <b>What you might get back after costs</b> | <b>13,290 EUR</b>        | <b>15,280 EUR</b>   |
|  | Average return each year                   | 32.94%                   | 8.84%   |

<sup>1</sup> This type of scenario occurred for an investment between December 2021 and March 2025.

<sup>2</sup> This type of scenario occurred for an investment between April 2018 and April 2023.

<sup>3</sup> This type of scenario occurred for an investment between December 2016 and December 2021.

## What happens if Sanlam Asset Management (Ireland) Limited is unable to pay out?

The assets of the Fund are held in safekeeping by its depositary, Northern Trust Fiduciary Services (Ireland) Limited (the "Depositary"). In the event of the insolvency of the Manager, the Fund's assets in the safekeeping of the Depositary will not be affected. However, in the event of the Depositary's insolvency, or someone acting on its behalf, the Fund may suffer a financial loss. However, this risk is mitigated to a certain extent by the fact the Depositary is required by law and regulation to segregate its own assets from the assets of the Fund. The Depositary will also be liable to the Fund and the investors for any loss arising from, among other things, its negligence, fraud or intentional failure properly to fulfil its obligations (subject to certain limitations).

There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

## What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed, in the first year you would get back the amount that you invested (0 % annual return). For the other holding period, we have assumed the fund performs as shown in the moderate scenario and the investment is EUR 10,000.

| Investment: EUR 10,000        | If you exit after 1 year | If you exit after 5 years |
|-------------------------------|--------------------------|---------------------------|
| <b>Total costs</b>            | 435 EUR                  | 1,028 EUR                 |
| <b>Annual cost impact (*)</b> | 4.3%                     | 2.0%                      |

(\*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 3.6% before costs and 1.6% after costs.

## Composition of costs

| One-off costs upon entry or exit                                   |  | If you exit after 1 year |
|--|--|--------------------------|
| <b>Entry costs</b>   | Up to 3.0% of the amount you pay in when entering this investment.                               | 296 EUR                  |
| <b>Exit costs</b>  | We do not charge an exit fee for this product, but the person selling you the product may do so. | 0 EUR                    |
| Ongoing costs taken each year                                      |  | If you exit after 1 year |
| <b>Management fees and other administrative or operating costs</b> | The impact of the costs that we take each year for managing your investments.                    | 128 EUR                  |
| <b>Transaction costs</b>   | The impact of the costs of us buying and selling underlying investments for the product.         | 11 EUR                   |
| Incidental costs taken under specific conditions                   |  | If you exit after 1 year |
| <b>Performance fees</b>  | This product does not have any performance fees.   | 0 EUR                    |

## How long should I hold it and can I take money out early?

### Recommended holding period: 5 years

This product has no required minimum holding period but is designed for long term investment; you should be prepared to stay invested for at least 5 years. You may sell your shares in the product, without penalty, on any day on which the banks are normally open for business in Ireland.

## How can I complain?

If you have any complaints about the product or conduct of the manufacturer or the person advising on, or selling the product, you may lodge your complaint in one of three ways:

- (1) You can contact us on +353 1 434 5142 we will log your complaint and explain what to do.
- (2) You may log your complaint via our website [www.sanlam.co.za/ireland/contact/](http://www.sanlam.co.za/ireland/contact/)
- (3) You may send your complaint in writing by email to [intouch@sanlam.ie](mailto:intouch@sanlam.ie) or by post to Sanlam Asset Management (Ireland) Limited, Beech House, Beech Hill Road, Dublin 4, Ireland.

## Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, supplement, annual and semi-annual reports. These documents and other product information are available online at [www.sanlam.ie](http://www.sanlam.ie).

Please visit [www.sanlam.co.za/ireland/fundrangeanddocumentation/Pages/default.aspx](http://www.sanlam.co.za/ireland/fundrangeanddocumentation/Pages/default.aspx) to view historical performance and the latest monthly performance scenarios.