

# 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.



## Catalyst Global Real Estate UCITS Fund a Sub-Fund of MLC Global Multi Strategy UCITS Funds Plc Class F GBP (IE00BMC3H652)

### Objectives and Investment Policy

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

The Fund measures its performance relative to a benchmark index (the FTSE EPRA/NAREIT Developed Rental Index Net Total Return) 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.

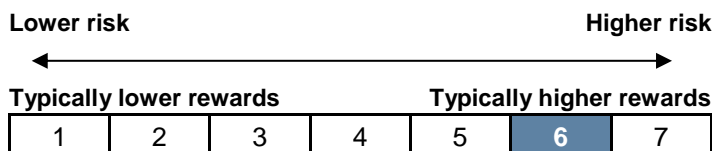
For full investment objectives and policy details, please refer to the section entitled "Investment Objectives and Policies" of the Prospectus.

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. You must submit your application to the Fund's Administrator before 1.00 p.m. one business day before the day you want to sell. Your shares do not pay you income, but instead the Fund reinvests it to grow your capital.

Recommendation: This Fund may not be appropriate for investors who plan to remove their money within 3 years.

### Risk and Reward Profile



The Fund is in category 6 as it invests in securities that can vary significantly in price from day to day due to a variety of factors. Therefore the chance to make large gains means the risk of suffering large losses.

A category 1 fund is not a risk-free investment - the risk of losing your money is small, but the chance of making gains is also limited. With a category 7 fund, the risk of losing your money is high but there is also a chance of making higher gains.

The seven-category scale is complex. For example, a category 2 fund is not twice as risky as a category 1 fund. The category is based upon the annual calculation of the Fund's risk calculation relevant to the nature of the types of instruments the Fund invests in. The risk category shown is not guaranteed and may change over time.

The value of the shares may fall and you may not get back the amount you invested.

The value of the shares will be affected by the deduction of fees and expenses.

**Market Risk:** The value of the shares may move down in response to stock market conditions, changes in the economy or changes in a particular company's stock price. An individual stock may decline in value even when the value of stocks in general is rising.

**Investment in real estate:** The performance of the Fund is dependant on the performance of the real estate sector, should the sector take a downturn this may be reflected in the price of the shares of the Fund.

**Political and/or Regulatory Risks:** The value of the Sub-Fund's assets may be affected by uncertainties such as international political developments, changes in government policies, changes in taxation, restrictions on foreign investment and currency repatriation, currency fluctuations and other developments in the laws and regulations of countries in which investment may be made.

**Counterparty Risk:** A counterparty may fail in paying proceeds of sale of assets to the Fund and / or may fail in delivering securities purchased to the Fund. In addition, the insolvency of any institution providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments may expose the Sub-Fund to financial loss.

When categorizing the Fund it may happen that not all material risks were fully captured in the methodology. For a more detailed explanation of risks, please refer to the "Investment Risks" section of the Prospectus.

## Charges

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

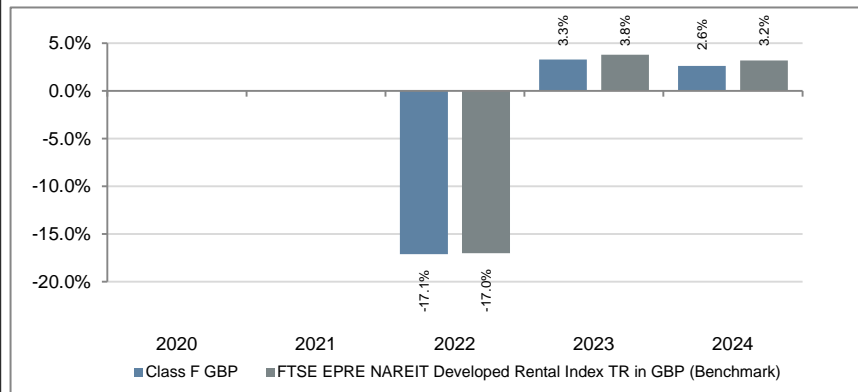
| One-off charges taken before or after you invest  |       |
|---|-------|
| Entry charge  | None  |
| Exit charge   | None  |
| This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out |       |
| Charges taken from the Sub-Fund over a year   |       |
| Ongoing charge  | 0.95% |
| Charges taken from the fund under certain specific conditions   |       |
| Performance fee   | None  |

Any entry charge shown is a maximum figure. Where charges are shown in some cases you might pay less; you can find this out from your financial advisor or distributor.

The ongoing charge is based on the expenses for the previous 12 month period ending December 2024. This figure, which excludes portfolio transaction costs, may vary from year to year.

You can find out more details about the charges including performance fees and how they are calculated by looking at the Sub-Fund's prospectus and supplement which are available at [www.catalyst.co.za](http://www.catalyst.co.za) and [www.sanlam.ie](http://www.sanlam.ie).

## Past Performance



The past performance takes account of all charges and costs.

The value of the Share Class is calculated in British Pounds.

Past performance is not a reliable indicator of future results.

The Fund was originally launched in Guernsey on 25 September 2008 and was registered in Ireland by way of continuation on 17 October 2014, as an open ended investment company and authorised as a UCITS by the Central Bank pursuant to the UCITS Regulations. This class launched on 16 July 2021.

## Practical Information

### About the Sub-Fund

The Sub-Fund's assets are held with its depositary, Northern Trust Fiduciary Services (Ireland) Limited.

Catalyst Global Real Estate UCITS Fund is a Sub-Fund of MLC Global Multi Strategy UCITS Funds Plc. The assets of this Sub-Fund are segregated from other funds of MLC Global Multi Strategy UCITS Funds Plc. This means that the holdings of the Sub-Fund are held separately under Irish law from the holdings of the other funds of MLC Global Multi Strategy UCITS Funds Plc.

This Sub-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 your adviser.

MLC Global Multi Strategy UCITS Funds Plc. 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 MLC Global Multi Strategy UCITS Funds Plc.

### Find Out More

Further information about MLC Global Multi Strategy UCITS Funds Plc. copies of its prospectus, annual and half-yearly reports may be obtained free of charge in English. Write to the Sub-Fund's Manager, Sanlam Asset Management (Ireland) Limited, at Beech House, Beech Hill Road, Dublin 4, Ireland or visit [www.sanlam.ie](http://www.sanlam.ie).

Details of the Managers remuneration policy is available at [www.sanlam.ie](http://www.sanlam.ie) and a paper copy will also be available free of charge on request.

Other practical information including the latest share prices are available at the registered office of the Manager and the Registrar and Transfer Agent, Northern Trust International Fund Administration Services (Ireland) Limited, Georges Court, 54 - 62 Townsend Street, Dublin 2, Ireland, during normal business hours and will be published on the Sanlam Asset Management (Ireland) Limited website, [www.sanlam.ie](http://www.sanlam.ie).

This Sub-Fund is authorised in Ireland and regulated by the Central Bank of Ireland.  
This Key Investor Information is accurate as at 18 February 2025.