

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.

First Sentier Global Property Securities Fund Class I (Accumulation) USD



a sub-fund of First Sentier Investors Global Umbrella Fund plc (the Company)

ISIN IE00B1G9TP53

First Sentier Investors (Ireland) Limited, the Management Company

Objectives and investment policy

Objective: The Fund aims to achieve income and growth on your investment.

Policy: The Fund invests at least 70% of its assets in shares of companies that are involved in property located worldwide.

The Fund may invest up to 100% in emerging markets and in companies of any size. Emerging markets are countries that are progressing toward becoming advanced, usually shown by some development in financial markets, the existence of some form of stock exchange and a regulatory body.

The Fund's performance is compared against the value of the FTSE EPRA Nareit Developed Index.

The Fund is actively managed meaning that the Fund's manager uses expertise to pick investments rather than tracking a benchmark. A majority of the Fund's assets could be components of the benchmark. Investment of the Fund's assets is not constrained by the benchmark composition and the

Fund's manager has discretion within the Fund's investment policy to invest in assets without regard to the benchmark.

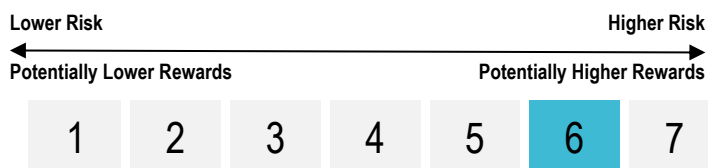
The Fund may use derivatives with the aim of risk reduction or efficient management.

You can buy and sell shares in the Fund on any dealing day. A dealing day is generally defined as a day on which Irish banks and, if applicable, the relevant stock exchange(s) are open for business. Exceptions are noted on the FSI website. As long as we receive your instruction before 10 am (Irish time) on a dealing day, shares will be bought and sold at that day's price.

The Fund will not pay any income out; instead any income will be reflected in the value of your shares.

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

Risk and reward profile



- The synthetic risk reward indicator (the SRRI) rating is not a measure of the risk of you losing the entire value of your investment but describes how much the value of the share class has gone up and down in the past. Where a share class has not yet launched, the SRRI is calculated using representative data.
- The SRRI rating is based on historical data which may not be a reliable indication of the future risks and rewards of the share class.
- We cannot guarantee that the rating of the share class will remain the same; it may change over time.
- Even the lowest rating 1 does not mean a risk free investment.
- On a scale of 1 (less risky) to 7 (more risky), this share class has a rating of 6 due to its past performance (or representative data) and the nature of its investments.

- Categories 1-2 indicate a low level of historical fluctuations, 3-5 a medium level, and 6-7 a high level.
 - Risk is taken in order to make a higher potential return; the more risk a fund takes, the higher the potential return but the greater the risk of loss.
 - The value of the Fund and its return is not guaranteed and may fall as well as rise. You may get back significantly less than you originally invested. Material risks not adequately captured by the SRRI:
 - **Property securities risk:** the Fund invests in the shares of companies that are involved in property (such as real estate investment trusts) rather than in property itself. The value of these investments may fluctuate more than the underlying property assets.
 - **Single sector risk:** investing in a single economic sector may be riskier than investing in a number of different sectors. Investing in a larger number of sectors helps to spread risk.
 - **Currency risk:** the Fund invests in assets which are denominated in other currencies; changes in exchange rates will affect the value of the Fund and could create losses. Currency control decisions made by governments could affect the value of the Fund's investments and could cause the Fund to defer or suspend redemptions of its shares.
- For further information on risks, please refer to the Risk Factors section in the Company's Prospectus and relevant Fund Supplement.

Charges for this Fund

The charges are used to pay the costs of running the 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	5.00%
Exit charge	N/A

This is the maximum that might be taken out of your money before it is invested.

Charges taken from the fund over a year

Ongoing charge	1.75%
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Charges taken from the fund under certain specific conditions

Performance fee	N/A
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The entry and exit charges shown are the maximum you will need to pay. In some cases you might pay less - you can find out the actual entry and exit charges from your financial adviser.

The ongoing charge is based on expenses for the year ending December 2025. It may vary from year to year. It excludes portfolio transaction costs which are paid from assets of the Fund and performance fees, if any.

The fees and expenses are charged against the capital of the Fund. Deducting expenses from capital reduces the potential for capital growth.

There are fees for switching between sub-funds. The fee for switching into the Fund is 1%.

Further information can be found in the Buying, Selling and Switching Shares section of the Company's Prospectus.

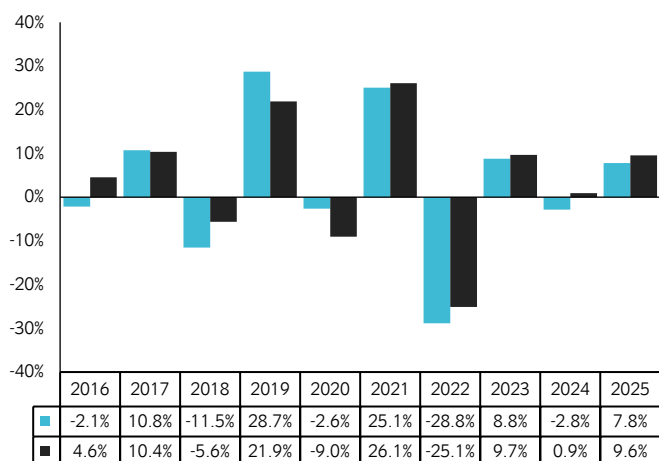
Past performance

Past performance is not a reliable guide to future performance. The past performance shown here includes fees, any reinvested income and tax.

The Fund launched on 11 April 2005.

The Share Class launched on 17 January 2014. The past performance of the Share Class is calculated in USD.

The past performance of the benchmark is calculated in USD



■ First Sentier Global Property Securities Fund Class I (Accumulation) USD

■ FTSE EPRA Nareit Developed Index (USD)

Practical information

UCITS management company: First Sentier Investors (Ireland) Limited

Depository: Northern Trust Fiduciary Services (Ireland) Limited

Further information: The Prospectus, Fund Supplements, annual and semi-annual reports of the Company as a whole are available free of charge on firstsentierinvestors.com or by contacting First Sentier Investors Global Umbrella Fund plc, 2nd Floor, Block A, City East Plaza, Towlerton, Ballysimon, Limerick, V94 X2N9, Ireland. All documents are available in English, German. You can also obtain any of these documents from the representative in your country. As the UK has left the European Union, this document is produced pursuant to UK rules and regulations, and is not a key investor information document produced pursuant to EU UCITS rules and regulation.

Other practical information: The Fund's share price and other information about the Fund is available at firstsentierinvestors.com. The Prospectus, Fund Supplements, annual and semi-annual reports contain information about all of the sub-funds and share classes of the Company. Please note that not all sub-funds and share classes may be registered for distribution in your jurisdiction.

Tax legislation: The Fund is subject to Irish tax laws. This may have an impact on your personal tax position. For further details, please speak to your tax adviser.

Liability statement: As the issuer of the document, 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 or Supplement for the Fund.

Fund information: Each sub-fund of the Company is responsible for meeting its own debts. The sub-funds are segregated by law. This means the investments of the Fund cannot be used to pay the debts of the other sub-funds.

You can exchange shares in the Fund for shares in another sub-fund, which is called switching. There may be a charge for switching, as indicated above in 'Charges for this Fund'.

Remuneration: Information on the current remuneration policy of First Sentier Investors (Ireland) Limited, including a description of how the remuneration and benefits are calculated and the identity of persons responsible for awarding the remuneration and benefits, is available at firstsentierinvestors.com. A paper copy of this information is available free of charge upon request from First Sentier Investors.

Sustainability Disclosure Regime: Under the UK sustainability disclosure regime, sustainable investment labels help investors find products that have a specific sustainability goal. Investors should note that this Fund does not have a UK sustainability investment label.