

# 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

**Name of Product:** Global Property Securities Fund - Euro I Class Accumulation Units

**PRIIP Manufacturer:** Principal Global Investors (Ireland) Ltd

**ISIN:** IE00BD5DGZ12

**Website:** <https://www.principalam.com/eu/investment-products/ucits-funds>

Call +44 (0) 207 710 0220 for more information.

The Central Bank of Ireland (CBI) is responsible for supervising Principal Global Investors (Ireland) Ltd in relation to this Key Information Document.

**This Key Information Document is accurate as at 22 February 2024.**

## What is this product?

### Type

Unit Trust

### Term

The Fund does not have a maturity date, however the Directors or Trustee reserve the right to close the Fund in certain situations – more details are contained within the prospectus.

### Objectives

The objective of the Fund is to seek to provide a total return primarily through investment in a portfolio of global property securities. The Fund will seek to achieve its objective by investing primarily in a global portfolio of publicly traded securities of companies engaged in the property industry or whose value is largely derived from property assets. The Fund's investment universe will include real estate investment trusts ("REITs") or non-REIT real estate companies in the United States, and similar structures in other areas of the world. The Fund is actively managed with reference to FTSE EPRA NAREIT Developed Index NTR (the "Index") on the basis that the Fund seeks to outperform the Index.

### Intended Retail Investor

The Fund is intended for all investors seeking a total return over a long-term investment horizon. Investors should have the ability to bear losses up to the amount they have invested in the Fund. Investors should understand the risks involved and must have prior financial markets experience or knowledge to invest in this Fund.

### Key Risks:

- There are specific risks associated with investing in the securities of companies in the real estate industry such as declines in the value of real estate, risks related to general and local economic conditions, overbidding and increased competition, increases in property taxes and operating expenses, changes in zoning laws, casualty or condemnation losses, variations in rental income, changes in neighbourhood values, the appeal of properties to tenants and increases in interest rates.

- The price of equity securities fluctuates based on changes in a

company's financial condition, overall market and economic conditions and market sentiment, resulting in an increased potential for volatility.

- Due to the underlying real estate assets held in REITs, the liquidity of these securities is typically less than other equity securities.

- The market value of debt securities is affected by changes in prevailing interest rates. The Fund may also be exposed to credit and default risk by investing in such securities. The default risk increases for below investment grade debt securities.

- Shares of small capitalisation companies may be less liquid than in large capitalisation companies. Smaller companies may also have higher insider ownership, leaving a smaller free-float for external shareholders.

- The Manager integrates sustainability risks into the investment processes for the Fund in relation to risk management and decision making. This means sustainability factors are considered as part of the investment process which may carry the risk that the Fund's performance may be negatively impacted due to restrictions placed on its exposure to certain sectors or types of investments as a result.

- The Fund may utilise a number of derivative instruments in managing the Investment Objective of the Fund. The primary risks associated with the use of such instruments are credit risk, counterparty risk, liquidity risk, legal risk and collateral risk.

- The value of an investment may fluctuate due to changes in exchange rates between currencies and may or may not be hedged back to the Fund's base currency.

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

### Risk Indicator



The risk indicator assumes that you keep the product for 5 years. 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 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity of the PRIIPs manufacturer to pay you.

**If the product currency differs from your investment currency, the following applies: 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.**

Further information on risks is detailed in the prospectus available at <https://www.principalam.com/eu/investment-products/ucits-funds> or on request from the manager.

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

If we are not able to pay you what is owed, you could lose your entire investment.

## Performance Scenarios

The figures shown include all the costs of the product itself. 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 the product and a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

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

The unfavourable scenario occurred for an investment between December 2021 and January 2024.

The moderate scenario occurred for an investment in the benchmark between January 2016 and January 2021.

The favourable scenario occurred for an investment in the benchmark between December 2016 and December 2021.

Recommended holding period: 5 years

Example Investment: EUR 10,000.

Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	920 EUR	1,050 EUR
	Average return each year	-90.76 %	-36.29 %
Unfavourable	What you might get back after costs	7,600 EUR	8,020 EUR
	Average return each year	-23.97 %	-4.31 %
Moderate	What you might get back after costs	10,270 EUR	11,670 EUR
	Average return each year	2.74 %	3.13 %
Favourable	What you might get back after costs	13,670 EUR	14,290 EUR
	Average return each year	36.65 %	7.40 %

## What happens if Principal Global Investors (Ireland) Ltd is unable to pay out?

There is no compensation or guarantee scheme in place which may offset, all or any of, your 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 and how long you hold the product. 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 periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	110 EUR	655 EUR
Annual cost impact (*)	1.1%	1.1% each year

(\*) 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 4.3% before costs and 3.1% after costs.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	This is the most you will be charged. The person selling you the product will inform you of the actual charge.	0 EUR
Exit costs	We do not charge an exit fee for this product.	0 EUR
<b>Ongoing costs [taken each year]</b>		
Management fees and other administrative or operating costs	0.91% of the value of your investment per year. This is an estimate based on actual costs over the last year	91 EUR
Transaction costs	0.2% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	19 EUR
<b>Incidental costs taken under specific conditions</b>		
Performance fees	There is no performance fee for this product	0 EUR

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

### Recommended holding period: 5 years

The Fund's recommended holding period is 5 years as the Fund invests for the long term. Investors can sell their units on demand on each Business Day (as defined in the Fund's Prospectus). For further information on the Fund's divestment procedure and when divestment is possible, please refer to the "Redemption of Units" section of the Fund's Prospectus.

## How can I complain?

If you are not entirely satisfied with any aspect of the service you have received and you wish to complain, you should write or contact our Registration Team at: Principal Global Investors Registration Team BNY Mellon Fund Services (Ireland) Designated Activity, c/o Transfer Agency Mellon Wexford Business Park, Rochestown Drinagh Wexford, Ireland, Y35 VY03 Email: [bnymtaregistration@bnymellon.com](mailto:bnymtaregistration@bnymellon.com) Telephone: +353 1 900 8081

## Other relevant information

The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU rules. Further information including the prospectus, supplement, latest annual and interim reports and factsheets are available together with any update to this KID and Past Performance will be available on our website. <https://www.principalam.com/eu/investment-products/ucits-funds>

In Switzerland, the representative is Acolin Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich, whilst the paying agent is Banque Cantonale de Genève, 17, quai de l'Île, 1204 Geneva. The prospectus, the key information documents or the key investor information documents, the fund regulation or the articles of association as well as the annual and semi-annual reports may be obtained free of charge from the representative