

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.

B&I Global Real Estate Securities Fund Class G (GBP-H-Distr) (ISIN LI0513636444)

This Fund is managed by LLB Fund Services AG. LLB Fund Services AG is a member of the LLB-Group.

Objectives and Investment Policy

The objective of the fund management is to generate substantial increases in value. To achieve this, the fund invests mainly in shares of real estate investments and real estate companies worldwide. The fund management is responsible for choosing the individual securities within this framework. The fund deploys derivative transactions in order to reduce possible losses resulting from price fluctuations, as well as to generate higher increases in value. The fees for the purchase and sale of securities are borne by the fund. These are incurred in addition to the percentages shown below under "Costs", and may reduce the returns of the fund. Earnings shall be retained by the fund, and raise the value of the units. Investors may essentially demand to redeem the units from the management company on a daily basis. The management company may however suspend the redemption if extraordinary circumstances mean this appears necessary, taking account of Investor interests. The fund takes ecological and social criteria into account in its investments. The fund is managed actively and measures its outperformance against the index mentioned.

Risk and Reward Profile



A **risk level 6** fund has no capital guarantee, has a high potential level of gain or loss, and may experience the amplification of trends due to the impact of financial techniques such as leverage.

Due to the algorithm, not all possible risks can be considered when the Synthetic-Risk-and-Reward Indicator is calculated. You can find more detailed information regarding the risks in the constituent documents. The following risks don't have a direct impact on the indicator, but could still have an influence on the Fund:

- **Liquidity risks:** The Fund may invest a portion of its assets in securities that are not traded on an exchange or similar market. It may be difficult to find a buyer for these securities on short notice. This may increase the risk of a suspension of unit redemptions.

- **Counterparty risks:** The Fund may enter into various transactions with other contracting parties. If a contracting party becomes insolvent, it may no longer be able, or may be only partly able, to settle the Funds open payment claims.

- **Credit risks:** The Fund may invest a substantial portion of its assets in sovereign and corporate bonds. The issuers of these bonds may become insolvent, so that the bonds may lose their value, either in whole or in part.

- **Risks from the use of derivatives:** The Fund is permitted to enter into transactions involving derivatives. The greater opportunities that this affords are accompanied by greater risks. Using derivatives to hedge against losses may reduce the Fund's profit opportunities.

- **Custodial risks:** The custodial safe-keeping of assets, particularly abroad, may be associated with a risk of loss that can result from the Custodian, or sub-custodian, becoming insolvent, breaching its duties of care and diligence, or acting in an unlawful manner.

- **Operational risks:** The Fund may become a victim of fraud or criminal activity. It may suffer losses as a result of misunderstandings or errors on the part of employees of the Management Company or outside third parties or may be damaged due to external events, such as natural catastrophes.

- **Currency risk:** Eurozone investors are exposed to a currency risk. This generally results in a loss if investors hold a security denominated in a foreign currency and the underlying exchange rate drops. This risk likewise exists if the securities are traded on an exchange in Euros. A comprehensive presentation is available in the constituent documents.

Charges for this Fund

The charges you pay 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 % | This is the maximum that might be taken out of your money before it is invested / before the proceeds of your investment are paid out. |
| Exit Charge | 0.00 % | |
| Conversion Fee | 0.30 % | This is the maximum amount that could be charged on the value of the exchanged shares. |

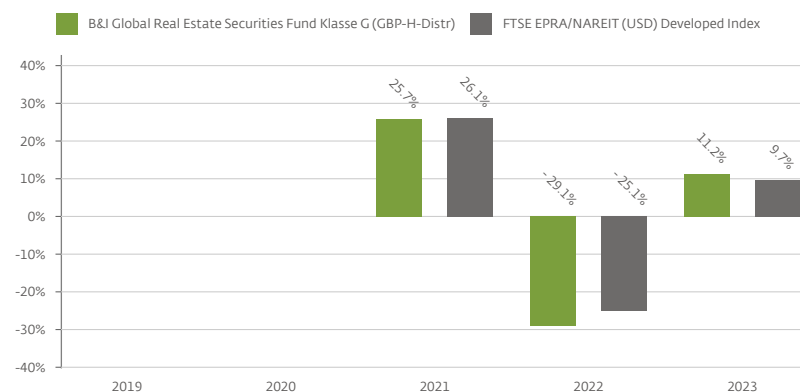
Charges taken from the Fund over a year

| | | |
|-----------------|--------|---|
| Ongoing charges | 0.91 % | <p>The published ongoing charges as well as the performance linked fees refer to the fiscal year that ended on 31/12/2023. They can vary from year to year. The ongoing charges do not include:</p> <ul style="list-style-type: none"> • Fees linked to the performance of the Fund (performance fee) • Portfolio transaction costs (with the exception of issue and redemption commissions borne by the Fund for the purchase or sale of other undertakings for collective investment in securities) |
|-----------------|--------|---|

Charges taken from the Fund under certain specific conditions

| | | |
|-----------------|---------|---|
| Performance Fee | 20.00 % | of the outperformance against benchmark. High-Water Mark Principle. The Performance-Fee for the last fiscal year was 0.00 % of the Fund's volume. |
|-----------------|---------|---|

Past Performance



The performance in the past does not provide any guarantee of the current or future performance.

For the purposes of this calculation, all costs and fees are included with the exception of the issue commission.

The Fund was founded on 30/11/2015. The G (GBP-H-Distr) share class shown here was founded on 31.01.2020. The historical performance was calculated in GBP.

Practical information

The Custodian of this Fund is Liechtensteinische Landesbank AG.

Representative in Switzerland: LLB Swiss Investment AG, Claridenstrasse 20, 8002 Zürich.

Payment Agent in Switzerland: LLB (Schweiz) AG, Zürcherstrasse 3, 8730 Uznach.

This Fund does not pay income, but is reinvesting instead.

This Fund is subject to the tax laws and regulations of Liechtenstein. Depending on the investor's own country of residence, this might have an impact on his investment.

The relevant documents such as the prospectus, the articles of incorporation or fund contract, important information for investors or the annual and interim report are available at the representative in Switzerland free of charge. In addition, these documents, together with current unit prices, are also available free of charge in German language on the website of the Liechtenstein Investment Fund Association (Liechtensteinischer Anlagefondsverband - "LAFV") www.lafv.li or on www.llb.li.

LLB Fund Services AG 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 constituent documents. The Fund consists of different asset classes. Details regarding the different asset classes can be found in the constituent documents.

It is possible to exchange the units of a subfund or a unit class for those of another subfund or unit class, respectively. Details on these options to exchange and on any possible costs related to these options can be found in the constituent documents.

German language versions of the constituent documents shall be authoritative and binding. Information concerning the remuneration policy of the Fund Management Company can be accessed online at www.llb.li. It includes a description of the calculation methods applied to remunerations and other benefits granted to certain categories of employees as well as the identity of the person in charge of the allocation of remunerations and other benefits. If requested by the investor, the Fund Management Company will provide the information in hard copy free of charge.

This Fund is approved in Liechtenstein and regulated by the Finanzmarktaufsicht Liechtenstein (FMA). This key investor information is accurate as at 16/09/2024.