

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.

FP Foresight Sustainable Real Estate Securities Fund, a sub-fund of FP Foresight OEIC

Class A Accumulation Shares (GBP) (ISIN GB00BMFYBB80)

Class A Income Shares (GBP) (ISIN GB00BMFYBC97)

The Fund is managed by FundRock Partners Limited.

Objective and investment policy

Objective:

The Fund aims to provide an income yield of 4% net of fees with a secondary objective to achieve capital growth over a rolling 5-year period by investing in companies whose primary business interest is in physical real estate and which provide environmental and/or social benefits. For these purposes, positive environmental and social benefits are defined through alignment with the Fund's pre-defined Sustainable Development Goals ("SDGs"): 'Good Health and Wellbeing' (SDG 3), 'Industry, Innovation, and Infrastructure' (SDG 9), 'Sustainable Cities and Communities' (SDG 11), 'Responsible Consumption and Production' (SDG 12), 'Climate Action' (SDG 13), and 'Life on Land' (SDG 15). These environmental and/or social benefits are provided by companies which have a good 'footprint' (which is the environmental and social impact of operating their real estate) and a good 'handprint' (which is the scope of the company's real estate to facilitate the decarbonisation of an economic sector or a positive social outcome).

Policy:

- The Fund will invest in global real estate via publicly traded securities (listed) on stock exchanges in developed markets (meaning North America, Western Europe and Asia Pacific), primarily Real Estate Investment Trusts (REITs), Investment Trusts and Closed-Ended Funds.
- The Fund's holdings will be diversified across geographies and sub-sectors of the real estate market however, concentrations may emerge naturally from time to time as part of the ongoing stock selection by the Investment Manager as detailed below. Portfolio companies will operate in sub-sectors such as social housing, healthcare, office space, logistics, data centres and communications infrastructure. These sub-sectors may change over time.
- At all times, at least 70% of the Fund's total assets will be invested in accordance with its sustainability objective. All securities will be selected in accordance with the sustainability objective; however, the Fund may hold up to 10% in cash or money market instruments. This cash or money market holding will be to maintain liquidity, manage risk, and ensure flexibility for meeting redemptions or seizing new investment opportunities. Cash and money market investments will not be made in pursuit of the sustainability objective; however, they will also not be in conflict with the sustainability objective. The Fund will be managed in a manner that maintains the Fund's eligibility for ISAs.
- Additionally, the Fund will not invest in securities that derive more than 10% of their revenues from: Tenants that extract or distribute fossil fuels including coal, oil, or natural gas or Tenants that own or operate gambling facilities.
- The Fund's investment universe and sustainability objective mean that in practical terms the Investment Manager expects to invest in companies which have negligible revenue exposure to these areas. Further detailed information on exclusions including definitions of sectors and activities can be found on the Investment Manager's website at: <https://www.foresight.group/>.
- The Investment Manager assesses all securities against the Foresight Capital

Management Sustainable Investment Standard ("the Standard"). Only securities which meet the Standard will be considered for investment in the Fund. The Investment Manager has determined that alignment with the robust Standard set out in the Prospectus will ensure securities consistently deliver in line with the Fund's sustainability objective.

- The asset selection process for investment trusts, REITs, other investment company structures, and Master Limited Partnerships combines proprietary research with external reporting to assess if a company's assets meet the Fund's sustainability criteria. The Investment Manager applies a "look-through" analysis, examining the underlying assets within each investment vehicle. This is supported by detailed, asset-level data provided by the management teams of these investment vehicles, facilitating thorough sustainable investment analysis. Ongoing review involves three key practices: a 'material item watchlist' to monitor considerations raised during the pre-investment process, 'regular reviews' using both internal and public reports for continued oversight, and 'engagement' to ensure transparency and influence strategy. Further details on the sustainable investment process can be found in the 'Sustainable Investment Process' section of the Prospectus.
- The Fund is actively managed.

Benchmark:

Given the specialist mandate of the Fund, the ACD does not consider that there is a representative index or sector that can be used as a benchmark. Investors should assess performance by comparing the annual yield of the Fund against an expected annual yield of 4%.

Other information:

- You can buy and sell shares between 9am and 5pm on most business days when the London Stock Exchange is open for a full range of services.
- The Fund's base currency is Pounds Sterling.
- We carry out investors' requests, to buy, sell or switch, at midday on each business day (which excludes UK public holidays). If we receive a request after midday, we deal with it on the next business day.
- If you hold accumulation shares, income from investments in the Fund will be rolled up into the value of your shares.
- If you hold income shares, income from your investment is paid out to you four times a year.
- Recommendation: the Fund may not be appropriate for investors who plan to withdraw their money within 5 years.
- There can be no guarantee that the objective of the Fund will be achieved.
- On encashment, particularly in the short-term, you may receive less than the original amount invested.
- Charges applicable to the Fund accrue daily, therefore an equivalent rise in the value of shares is required before the original investment can be recovered.

Risk and reward profile

◀ Lower Risk

Typically lower rewards

Higher Risk ▶

Typically higher rewards

1

2

3

4

5

6

7

This indicator is based on historical data and may not be a reliable indication of the future risk profile of the Fund.

- The risk category shown is not guaranteed to remain unchanged and may shift over time.
- The lowest category does not mean 'risk free'.
- The Fund appears as a '5' on the scale. This is because the Fund's simulated and/or realised return has experienced high rises and falls historically.
- The risk indicator is not related to the risk scale number of the Fund. The indicator does not take into account the following risks of investing in the Fund:
- The Fund relies on other parties to fulfil certain services, investments or transactions. If these parties become insolvent and fail to meet their obligations, it may expose the Fund to financial loss.
- A Real Estate Investment Trust ("REIT") is an investment trust in which investors can buy shares. REITs are subject to certain additional risks. For example, an oversupply of capital may lead to over-development of the market. As investment into REITs is via the purchase of shares, the share price will likely be influenced by what is happening in the wider equity market and subject to the related risks. The share price will also be influenced by what is happening in the underlying property market and investors who have separately invested in property should not generally consider an investment in a REIT as a way of diversifying investment risk. A REIT may invest in property where demand for rentals falls and the property market as a whole may suffer a downturn which

would likely affect the value of your investment. In addition, the yields obtained from REITs may be relatively low compared to that obtained from other investments.

- Environmental, Social and Governance Risk (ESG): A portfolio that excludes companies deemed unattractive in their ESG characteristics might underperform a portfolio that is run without regard to ESG characteristics. Data constraint is a big challenge and there are limitations on the types of sustainability and ESG-related data currently provided to the market. Disclosures and ESG-related information are subject to change due to ongoing improvements in such data.
- Exchange Rate Risk - Fluctuations in exchange rates may cause the value of your investment to rise or fall.
- Certain securities could become hard to value, sell at a desired time and place, or cease to trade altogether.
- Management Risk - Investment management techniques that have worked in normal market conditions could prove ineffective or detrimental at other times.
- Liquidity Risk - Certain securities could become hard to value, sell at a desired time and price, or cease to trade altogether.
- The Fund's portfolio will be focused on equities within the Real Estate Sector. Whilst increasing the potential reward, the nature of a more focused portfolio can increase risk. As such, the returns may be more volatile and will be impacted more by fluctuations in the value of underlying stocks in the UK Infrastructure Sector.
- The investments of the Fund are subject to normal market fluctuations and other risk inherent in investing in securities. Appreciation in the value of investments is not guaranteed.

For full details of the Fund's risks please see Section 5 of the Fund's Prospectus, which is available at www.FundRock.com. Alternatively, you can obtain a copy by contacting the Fund's Administrator at FundRock Partners Limited - FP Foresight, PO Box 12766, Chelmsford, CM99 2FG or, during normal business hours on 0330 123 3721.

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

	Class A Acc (GBP)	Class A Inc (GBP)
Entry Charge	0.00%	0.00%
Exit charge	0.00%	0.00%

This is the maximum that might be taken out of your money before it is invested (Entry charge) or before the proceeds of your investment are paid out (Exit charge).

Charges taken from the Fund over a year

Ongoing charge	0.85% *
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Charges taken from the Fund under certain conditions

Performance fee	none
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* The methodology for calculation of synthetic expense ratio has changed. Following guidance issued by the Investment Association in November 2023, the synthetic OCF calculation now excludes all closed ended vehicles.

The entry and exit charges shown are maximum figures. In some cases (including when switching to other funds) you might pay less. You can find out actual entry and exit charges from your financial adviser.

The ongoing charges figure is based on expenses for the period ending 30 November 2024. Ongoing charges may vary from year to year. The ongoing charges figure includes any portfolio transaction costs which the Fund pays to its service providers (e.g. to the Fund's custodian) and any entry/exit charges the Fund pays when buying/selling units in another fund. In general, however, the figure excludes other portfolio transaction costs.

For more information about charges please see Section 7 of the Fund's Prospectus, which is available at www.FundRock.com. You may also request the Prospectus from the Fund's Administrator at FundRock Partners Limited - FP Foresight, PO Box 12766, Chelmsford, CM99 2FG or, during normal business hours on 0330 123 3721. A Supplementary Information Document (SID) giving general details about the Fund is also available at www.FundRock.com or on the above number.

Past performance



Source: Morningstar Direct.

Past performance is not a guide to future performance.

The Fund launched on 15 June 2020.

The Accumulation Share Class (GBP) launched on 15 June 2020. The Income Share Class (GBP) launched on 15 June 2020.

The past performance shown in the chart takes into account all charges except entry and exit charges.

Performance for the Share Class is calculated in GBP.

Class A Acc (GBP)		26.1%	-25.9%	4.2%	-5.6%
Class A Inc (GBP)		26.1%	-26.0%	4.4%	-5.6%

Practical information

Depository: Citibank UK Limited.

Documents and remuneration policy: Paper copies of the Fund's Prospectus, the Instrument of Incorporation, the Key Investor Information Documents, the latest annual and semi-annual reports for the Fund and an up-to-date version of the ACD's remuneration policy, including, but not limited to: (i) a description of how remuneration and benefits are calculated; and (ii) the identities of persons responsible for awarding the remuneration and benefits including the composition of the remuneration committee, may be obtained free of charge from the Fund's Administrator at FundRock Partners Limited - FP Foresight, PO Box 12766, Chelmsford, CM99 2FG or during normal business hours on 0330 123 3721 (or +44 (0) 203 975 1042 if calling from outside the UK). The report, accounts and up-to-date remuneration policy can also be obtained from the ACD's website at www.FundRock.com. These documents are available in English.

Liability statement: FundRock Partners Limited 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 Fund. FP Foresight OEIC is an open-ended investment company with variable capital, structured as an umbrella Company with four sub-funds. The assets and liabilities of each Sub-Fund are segregated from other Sub-Funds although it is not yet known whether a foreign court would give effect to segregated liability under a foreign law contract and so it is not certain in every circumstance. The Company is incorporated with limited liability and registered in England and Wales under number IC001100 and is authorised and regulated by the Financial Conduct Authority.

Prices of shares and further information: The last published prices of shares in the Fund and other information on the Fund, including how to buy and sell shares are available at <http://www.trustnet.com/> or, during normal business hours, from FundRock Partners Limited - FP Foresight, PO Box 12766, Chelmsford, CM99 2FG or during normal business hours on 0330 123 3721 (or +44 (0) 203 975 1042 if calling from outside the UK). You may switch between other funds of FP Foresight OEIC. An entry charge may apply. Details on switching are provided in the SID and the Fund's Prospectus.

Tax: UK tax legislation may have an impact on your personal tax position. Under current UK revenue law and practice, UK resident shareholders may be subject to income tax for income distributions received or capital gains tax on disposal of their shares. Shareholders are advised to consult their professional advisers as to their tax position. Further information on the subject of tax is available in the Prospectus.

This Fund is authorised in the UK and regulated by the Financial Conduct Authority ("FCA"). The ACD/Manager is authorised and regulated in the UK by the FCA.

This key investor information is accurate as at 12 March 2025.