

# 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.

## Northern Trust Developed Real Estate Index Fund (the "Fund") Unit Class A EUR Distributing A sub-fund of Northern Trust UCITS Common Contractual Fund

ISIN: IE00BKS80S30

Management Company: Northern Trust Fund Managers (Ireland) Limited

### OBJECTIVES AND INVESTMENT POLICY

The investment objective of the Fund is to closely match the risk and return characteristics of the FTSE EPRA/NAREIT Developed Index (the "Index") with net dividends reinvested.

The Fund invests in equities (that is, shares and other similar kinds of assets) of Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies which make up the Index. Real Estate Holding and Development companies are involved in real estate activities such as the ownership, management and/or development of income producing and for sale real estate.

**Target Market:** This Fund is appropriate for investors who plan to invest over the medium to long term; and are looking for a passively managed investment in the relevant market(s). This Fund may be appropriate for investors who seek a fund which features tax transparency.

**Recommendation:** This fund may not be appropriate for investors who plan to withdraw their money within 5 years.

The Fund is an index tracking fund which seeks to track the risk and return characteristics of the Index by buying most or all of the stocks of the Index. This means it may not hold all the same assets as the Index or hold assets in the same proportion as the Index, and the fund may not match the Index performance.

For efficient portfolio management purposes the Fund may invest in derivatives and other financially linked instruments (such as currency forwards and exchange traded futures) to reduce risk, minimise costs or generate additional capital or income. A derivative is a financial contract whose value is derived from other assets.

Income gains on your units can either be distributed or re-invested annually at your request.

You can buy or sell units daily (on each business day of the Fund). An application must be received by the Fund's administrator before 12.00pm (Irish time) on the business day prior to the relevant dealing day.

The base currency of the fund is U.S. Dollar.

### Risk and Reward Profile

Lower risk ← Higher risk  
Potentially lower reward ← Potentially higher reward



- Historical data may not be a reliable indication for the future.
- The risk category shown is not guaranteed and may shift over time.
- The lowest category does not mean 'risk free'.

The risk indicator was calculated incorporating simulated historical data and may not be a reliable indication of the future risk profile of the Fund.

The rating is based upon changes in prices of the equities held by the Fund.

Investments in other countries are affected by exchange rate risk, where the currencies may fluctuate in value.

Performance volatility can be increased or reduced due to fluctuations in the currencies represented within this document.

The following risks are material in addition to the risks captured by the indicator above: Investing in REITs (Real Estate Investment Trusts) is not equivalent to investing directly in property. Performance of property securities may be more dependent on the

performance of stock markets than the property sector. The ability to sell properties and the sale prices achieved depend on market demand.

**Liquidity Risk** – Some recognised exchanges are less liquid or more volatile which may affect the price received and time taken when selling investments. Small capitalisation companies are also less liquid and this may result in fluctuations in the price of shares.

**Investment Risk** - The Fund may not achieve its investment objective. An investment in any Fund involves investment risks including possible loss of the amount invested.

**Counterparty Risk** - In case of bankruptcy of the broker, there is no guarantee collateral held by the broker will be returned to the Fund. In the event of bankruptcy of the counterparty, the premium and any unrealised gains may be lost.

**Derivative Risk** - Derivatives may result in gains or losses that are greater than the original amount invested.

**Valuation Risk** - A position in the Fund may be valued incorrectly, as some prices may be uncertain at a point in time.

**Currency Risk** - Where a class of shares are in a currency other than the base currency of the fund, the non-base share classes of the Fund may be affected unfavourably by fluctuations in currency rates.

For more information about risks, please see the section entitled "Risk Factors" of the Fund's prospectus and supplement, which are available at [www.northerntrust.com/pooledfunds](http://www.northerntrust.com/pooledfunds).

## Charges

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   | No charge |
| Exit charge  | 1.00 %    |
| This is the maximum that might be taken out of your money before the proceeds of your investment are paid out. |           |
| Charges taken from the Fund over a year  |           |
| Ongoing charges  | 0.12 %    |
| Charges taken from the Fund under certain specific conditions  |           |
| Performance fee  | No charge |

The entry and exit charges shown are maximum figures and in some cases you may pay less. You can find out the actual charges from your financial advisor or distributor.

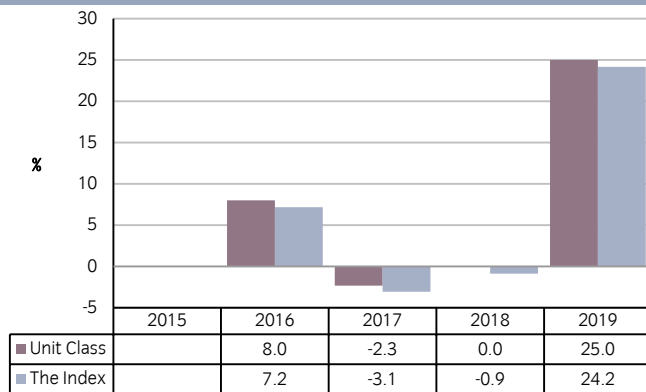
When you invest into or redeem from the Fund a charge may be applied to cover the transaction costs incurred. This is separate from any entry and exit charge.

The on-going charges figure is based on expenses for the period ended 31 December 2019. This may vary from year to year. It excludes:

- o Performance fees;
- o Portfolio transaction costs, except in the case of any entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking.

For more information about charges, please see the section entitled "Fees and Expenses" of the Fund's supplement and the prospectus, which is available at [www.northerntrust.com/pooledfunds](http://www.northerntrust.com/pooledfunds).

## PAST PERFORMANCE



- The Fund was authorised on 20<sup>th</sup> January 2012. This unit class started to issue units on 30<sup>th</sup> January 2015.
- Past performance should not be taken as a guide to future performance.
- The chart shows the Unit Class's annual performance for each full calendar year, which is calculated in EUR.
- The performance is shown after deduction of on-going charges. Any entry or exit charges are excluded from the calculation.
- The Index: FTSE EPRA/NAREIT Developed Index with net dividends reinvested.

## PRACTICAL INFORMATION

- **Representative Unit Classes:** The Unit Class A EUR Distributing presented in this Key Investor Information Document is representative of Unit Classes A USD and GBP, B–W, Y, Z and AA–ZZ EUR, USD and GBP. Please note that currency fluctuations and tax treatment of individual investors may have a material impact on performance returns. Investors can obtain information about the represented unit classes in the prospectus.
- **Depository:** The Fund's Depository is Northern Trust Fiduciary Services (Ireland) Limited.
- **Tax Legislation:** The Fund is subject to Irish taxation legislation which may have an impact on your personal tax position as an investor in the Fund. Investors should consult their own tax advisers before investing in the Fund.
- **Liability:** Northern Trust Fund Managers (Ireland) Limited (the "NTFMIL") 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.
- **Switching Shares:** It is possible to exchange your units in one sub-fund for units in another sub-fund of Northern Trust UCITS Common Contractual Fund. Details on exchanges of units are provided in the prospectus. An exchange charge may apply.
- **Umbrella Fund:** The Fund is a sub-fund of Northern Trust UCITS Common Contractual Fund, which is an umbrella fund with segregated liability between funds. This means that the holdings of the Fund are held separately under Irish law from the holdings of the other funds of Northern Trust UCITS Common Contractual Fund.
- **Remuneration Policy:** A summary of the Management Company's remuneration policy and related disclosures is available at [www.northerntrust.com/pooledfunds](http://www.northerntrust.com/pooledfunds). A paper copy is available free of charge upon request from the registered office of the Management Company.
- **Further information:** The current unit price and further information about the Fund can be obtained from the Fund's prospectus and the latest annual and semi-annual reports for the Fund. These documents are available free of charge in English, and can be found at [www.northerntrust.com/pooledfunds](http://www.northerntrust.com/pooledfunds) or by writing to the Fund's administrator at George's Court, 54-62 Townsend Street, Dublin 2, Ireland.