

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.

Resolution Capital Global Property Securities CCF (the "Fund")

The Fund is a sub-fund of Resolution Capital UCITS Common Contractual Fund (the "CCF")

The Fund is managed by KBA Consulting Management Limited (the "Manager")

Class J USD Unhedged Accumulating (ISIN IE00BN4NTF35)

Objectives and Investment Policy

Objective: The Fund is actively managed with an absolute return approach, which aims to provide income and capital growth on your investment and to generate an annual total return that exceeds the FTSE EPRA/NAREIT Developed Index (USD) Net TRI (the "Benchmark") on a rolling three year basis. Solely by virtue of the fact that it uses the Benchmark for performance comparison purposes the Fund is considered to be actively managed in reference to the Benchmark. However, the Investment Manager has full discretion over the composition of the Fund's portfolio.

Investment Policy: The Fund invests in a global portfolio of real estate investment trusts and property related equity securities that are listed, or soon to be listed, on key stock exchanges around the world.

Securities in which the Fund invests are diversified across a range of real estate sectors and geographic regions, focusing on investments in the developed markets of North America, the U.K, Europe and Asia Pacific.

The Fund may also hold cash on deposit.

The Fund may use specialist financial techniques (known as FDI) to gain exposure to the relevant REIT and property related security. Foreign exchange forwards may be used for the purpose of unit class hedging.

Investors can buy or sell their units in the Fund daily (but not on weekends or public holidays in Ireland or Australia) by submitting an application to the Fund's Administrator before 4.00pm (Irish time).

The units that you will hold in the Fund are accumulation units. This means income from the Fund's investments will be included in the value of your units rather than being paid out to you as a dividend.

Investment in the Fund is suitable for investors who are willing to tolerate medium to high risks and who expect to maintain their investment over a medium to long term horizon.

The base currency of the Fund is USD.

Risk and Reward Profile



The indicator above illustrates the position of this Fund on a standard risk/reward category scale.

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

The risk and reward category shown is not guaranteed to remain unchanged and may shift over time.

The lowest category does not mean investment is "risk free".

This indicator is not a measure of the risk that you may lose the amount you have invested.

The Fund is in category 6, a higher risk category, as it invests primarily in a global portfolio of real estate investment trusts and property related equity securities that are listed, or soon to be listed, on key stock exchanges around the world. These investments may offer high long-term growth potential, but the prices may fluctuate and often go down as well as up and are susceptible to market movements.

The indicator opposite does not take account of the following risks of investing in the Fund:

CCFs: The CCF is an unincorporated entity and does not have a legal personality.

Equity Risk: The Fund invests in equities and the value of these equities may go down as well as up. Investors may not get back the original amount invested.

Market Risk: The Fund's investments are subject to a variety of factors affecting global stock markets including market and economic conditions, sector, geographical and political events.

FDI Risk: The Fund may invest in financial derivative instruments ("FDI") which may result in greater returns but may entail greater risk for your investment as the prices of FDI are highly volatile.

Currency Risk: The Fund's performance may be affected by foreign exchange rate movements in the underlying securities it invests in.

For a detailed explanation of these and other risk factors, please refer to the section entitled Risk Factors in the prospectus of the CCF and supplement for the Fund.

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: | None |
| Exit charge: | None |

This is the maximum that might be taken out of your money before it is invested, or before the proceeds of your investment are paid out. Consult your financial adviser or the Manager for further details.

Charges taken from the Fund over a year:

| | |
|------------------|------------|
| Ongoing charges: | 0.86% p.a. |
|------------------|------------|

Charges taken from the Fund under specific conditions:

| | |
|------------------|------|
| Performance fee: | None |
|------------------|------|

An anti dilution levy may be imposed to cover dealing and other costs in the event of receipt of net subscription or redemption requests.

The ongoing charges figure is based on expenses for the year ending 31 December 2021. It excludes performance fees, which are not applicable and portfolio transaction costs.

The Fund's annual report for the financial year includes details on the exact charges made. This figure may vary from year to year.

More detailed information on charges can be found in the Fund's prospectus under the section entitled "Charges and Expenses" and the Fund's supplement under the section entitled "Fees and Expenses".

Switching between Funds: You have the right to switch from this share class into the same or possibly other share class types of another sub-fund. Details on switching rules can be found in the Prospectus.

Past Performance

Class J USD Unhedged Accumulating share class launched on 2 September 2021.

Accordingly, there is insufficient data to provide a useful indication of past performance to investors.

Practical Information

Further information in respect of the other classes of units is set out in the Fund's supplement.

Depositary: The depositary is State Street Custodial Services (Ireland) Limited.

Documents: Copies of the prospectus and the latest annual and half-yearly reports and accounts of the Fund are available from www.rescap.com and may be obtained by investors free of charge from the Manager. In addition, a copy of the deed of constitution of the CCF may be obtained free of charge from 5 George's Dock, IFSC, Dublin 1, Ireland, the registered office of the Manager during normal business hours, on any Business Day.

Prices of units and further information: The last published prices of units in the Fund and other information on the Fund, including how to buy or sell units are available from the Investment Manager, on the website www.rescap.com.

The CCF is an open-ended umbrella common contractual fund with segregated liability between sub-funds. This means that the holdings of the Fund are maintained separately under Irish law from the holdings of other sub-funds of the CCF and the Fund's assets will not be used to discharge any claims against any other sub-fund of the CCF.

The Directors of 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.

Details of the up-to-date remuneration policy of the Manager (including a description of how remuneration and benefits are calculated and the identity of persons responsible for awarding the remuneration and benefits) are available on www.kbassociates.ie. A paper copy will be made available upon request and free of charge by the Manager.

The CCF is authorised in Ireland and regulated by the Central Bank of Ireland. The Manager is approved to act as a manager to UCITS by the Central Bank of Ireland. This Key Investor Information is accurate as at 18 February 2022.