

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 ESG Index Fund (the "Fund") Unit Class B EUR Distributing

A sub-fund of Northern Trust UCITS FGR Fund ("FGR")

ISIN: NL0012047815

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 Solactive Developed Real Estate ESG Climate Index (the "Index") with net dividends reinvested.

The Fund seeks to achieve its investment objective through investment primarily in a diversified portfolio of real estate related securities listed or traded on Recognised Markets worldwide including listed Real Estate Investment Trusts (REITs) and transferable Equity and (where considered by the Investment Manager to be necessary or appropriate) Equity Related Securities issued by companies or linked to companies within the Index whose principal business is 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 who are looking for a passively managed investment in the relevant market(s) with Environmental, Social and Governance (ESG) principles implemented according to a defined set of exclusions.

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

This Fund may be appropriate for investors who can benefit from the tax status of the FGR fund range.

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.

The Index is a custom index which corresponds with Solactive GBS Developed Markets Real Estate Index (the "Parent Index") which: (i) excludes companies not considered to meet socially responsible principles; (ii) excludes companies with a GRESB score of 1 or 0 if they

also have a Northern Trust ESG Vector Scores which is in the bottom decile and; (ii) seeks to reduce exposure to companies with high carbon intensity and ensure an uplift of the carbon risk rating relative to the Parent Index. The Index additionally excludes companies not considered to meet socially responsible principles identified by applying criteria that refer to the UN Global Compact ten principles, as well as other ESG criteria selected by the Investment Manager. For further details on the UN Global Compact principles, please refer to www.unglobalcompact.org/AboutTheGC/TheTenPrinciples/index.

The Manager considers that the Fund meets the criteria in Article 8 of the Sustainable Finance Disclosure Regulation (Regulation EU/2019/2088) to qualify as a financial product that promotes, among other characteristics, environmental or social characteristics. More information on this products sustainability factors can be found in the Supplement and on our website at www.fgrinvesting.com/en/sustainable-investing-regulation/.

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.

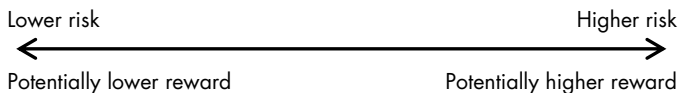
Income gains on your units can either be re-invested or distributed semi-annually at your request.

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 2.00pm (Dutch time) on the business day prior to the relevant dealing day.

The B, D, F, H, J, L, N, P, R, T, V, X and Z Classes of Units are issued to Investors which are exempt from income tax or entitled to a full refund of Dutch dividend withholding tax and for which the Fund is not entitled to a full tax rebate.

The base currency of the Fund is Euro.

Risk and Reward Profile



| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

- 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 the 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 at www.fgrinvesting.com/en/.

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 | 0.18 % |
| 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.

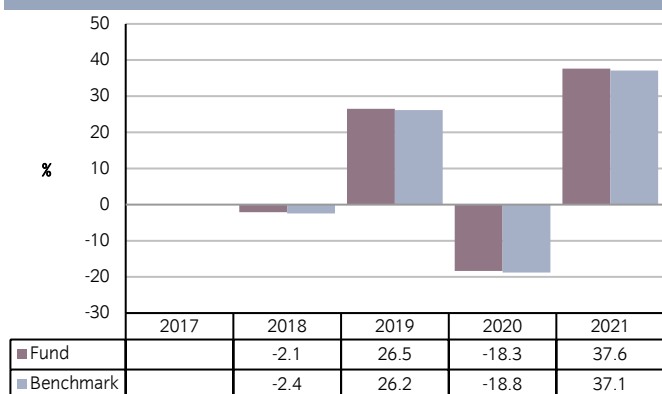
The on-going charges figure is based on expenses for the period ended 30 June 2022. This may vary from year to year. It excludes:

Performance fees;

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 prospectus and supplement at www.fgrinvesting.com/en/.

PAST PERFORMANCE



- The Fund was authorised on the 29th November 2016. The unit class started to issue units on the 24th March 2017.
- 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.
- Benchmark: Solactive Developed Real Estate ESG Climate Index with net dividends reinvested.
- The reference benchmark up to the 2nd November 2022 was Northern Trust GRESB Developed Real Estate ESG Index and past performance for the years up to and including 2022 is presented against the Northern Trust GRESB Developed Real Estate ESG Index.

PRACTICAL INFORMATION

- **Depository:** The Fund's Depository is Northern Trust Global Services, Societas Europaea, Amsterdam branch.
- **Tax Legislation:** The Fund is subject to Dutch taxation legislation which may have an impact on your personal tax position as an investor in the Fund. Investors should contact their own tax advisers before investing in the Fund.
- **Liability:** Northern Trust Fund Managers (Ireland) Limited ("NTFMIL") the Management Company 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:** It is possible to exchange your units in one sub-fund for units in another sub-fund of the FGR. Details on exchanges of units are provided in the prospectus. An exchange charge may apply.
- **Umbrella Fund:** The Fund is a sub-fund of the FGR, which is an open-ended umbrella fund for joint account (fonds voor gemene rekening) without segregated liability between Funds*, with no legal personality and each Fund comprises a separate portfolio of assets. The FGR and the Fund is a contractual arrangement between NTFMIL and Stichting Bewaarder Anchor NL Beleggingsfondsen (the "Legal Titleholder"), where the assets of the FGR will be held by the Legal Titleholder for the risk and account of the investors. *Section 4:45 of the Dutch Act on the Financial Supervision (AFS) details the order in which assets of a Fund can be used to cover claims. Liabilities relating to the management, custody and holding of legal title of the assets will be settled first, followed by liabilities to investors in the Fund. If there are any surplus assets, these can be used to settle claims of another Fund.
- **Remuneration Policy:** A summary of NTFMIL's remuneration policy and related disclosures is available at www.fgrinvesting.com/en/. A paper copy is available free of charge upon request from the registered office of the NTFMIL.
- **Further information:** The current unit price can be found at www.fgrinvesting.com/en/ and further information about the Fund can be obtained from the Fund's prospectus and the latest annual and semi-annual reports of the FGR. These documents are available free of charge in English, and can be found at www.fgrinvesting.com/en/ or by writing to the Fund's administrator Northern Trust International Fund Administration Services (Ireland) Limited at George's Court, 54-62 Townsend Street, Dublin 2, Ireland.

This Fund is authorised in the Netherlands and regulated by the Autoriteit Financiële Markten.

Northern Trust Fund Managers (Ireland) Limited is authorised in Ireland and regulated by the Central Bank of Ireland.

This Key Investor Information is accurate as at 02 November 2022.