

## Key Information Document

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

**Goodbody Global Real Estate Fund** a sub-fund of the Goodbody Platform ICAV  
Class A Shares IE00BF0VG658

**Product Manufacturer** Goodbody Fund Management Limited  
(see [www.goodbody.ie/aifm-services](http://www.goodbody.ie/aifm-services) or call +353 1 641 0450 for more information)

**Competent Authority** Authorised and regulated by the Central Bank of Ireland

This key information document is accurate as at: 06 November 2020

**You are about to purchase a product that is not simple and may be difficult to understand.**

### What is this product?

#### Type

The product is in the form of a collective investment scheme under Irish law.

#### Objectives

The investment objective of the fund is to achieve diversified exposure to global real estate assets indirectly through investment in the CBRE Global Investment Partners Global Alpha Fund, a sub-fund of CBRE Global Investment Partners Global Alpha Fund Series FCP-SIF which is Luxembourg-domiciled. This will provide diverse exposure to a selection of indirect real estate investments in private real estate funds and other vehicles where the underlying asset is property. The majority of the portfolio will be invested in developed markets, with a maximum permitted allocation of 20% to emerging markets. Investments will be principally in the major commercial property types of office, retail and industrial, but will also include residential and other sectors, such as leisure and healthcare. Part of the portfolio may also, from time to time, be invested in cash and cash equivalent securities for liquidity purposes or pending investment. The performance of the Goodbody Global Real Estate Fund is directly linked to the performance of the CBRE Global Investment Partners Global Alpha Fund.

The base currency of Goodbody Global Real Estate Fund is US Dollars. The fund does not intend to employ strategies aimed at hedging against currency risk at the fund level.

#### Term of the Product

The fund has no maturity date however its directors retain the power to unilaterally terminate the fund if its assets fall below the minimum viable amount of \$10 million.

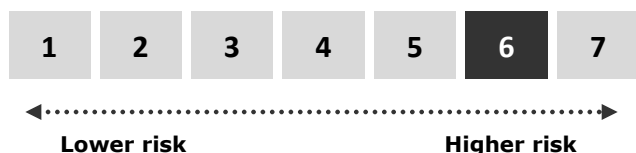
#### Intended retail investor

The product is intended to be offered to retail investors who:

1. are "Qualifying Investors", as defined by the Central Bank of Ireland in its AIF Rulebook;
2. can make an informed decision based on the approved offering documentation, together with knowledge and understanding of the specific factors/risks highlighted within them only;
3. can invest the USD equivalent of €100,000 at a minimum;
4. are able to bear losses of up to 100% of the capital invested as the product has no capital guarantee;
5. seek capital growth with a medium-term investment horizon and are able to lock-up capital for at least 3 years;
6. are willing to accept a level of risk to achieve potential returns that is consistent with the summary risk indicator shown below.

## What are the risks and what could I get in return?

### Summary Risk Indicator ("SRI")



The SRI assumes you keep the product until the lock-up period has ended. The lock-up period is a minimum of 3 years. You cannot cash in early.

The SRI is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact our capacity to pay you.

There is the potential for significant borrowing for the underlying real estate investments. Borrowing increases the chance of achieving improved returns if the assets perform well but it also may mean greater losses if the assets fall in value. You should read and consider the "Risk Factors" sections of the product's prospectus and supplement before investing.

This product does not include any protection from future market performance, so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

### Performance Scenarios

Investment of \$10,000				
Scenarios		1 year	3 years	5 years
Unfavourable scenario	What you might get back after costs	\$10,452	\$12,146	\$14,651
	Average return each year	4.52%	6.70%	7.94%
Moderate scenario	What you might get back after costs	\$10,674	\$13,149	\$15,807
	Average return each year	6.74%	9.55%	9.59%
Favourable scenario	What you might get back after costs	\$11,027	\$13,816	\$16,636
	Average return each year	10.27%	11.38%	10.72%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest \$10,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies and are not an exact indicator. The numbers shown are based on the returns achieved by the CBRE Global Investment Partners Global Alpha Fund over the past 7 years during which there was particularly good investment performance. In periods of poor investment performance, the performance scenarios may show a significantly lower range of potential future returns. You could lose up to 100% of your investment. What you will get will vary depending on how the market performs and how long you keep the product. This product cannot be cashed in during the first 3 years. This means it is difficult to estimate how much you would get back if you could cash in before the end of 3 years. The figures shown include all the costs of the product itself but may not include the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

## What happens if Goodbody Fund Management Limited is unable to pay out?

There is no compensation or guarantee scheme in place which may offset your losses should Goodbody Fund Management Limited default on its obligations. You may lose up to 100% of your investment.

## What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown in the following table are the cumulative

costs of the product itself, for three different holding periods. The figures assume you invest \$10,000. The figures are estimates and may change in future. The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

### Cost over time

Investment \$10,000 Scenarios	Impact after 1 year of investment	If you cash in after 3 years	If you cash in after 5 years
*Total costs	\$449	\$1,142	\$2,087
Impact on return (RIY) per year	4.49%	3.08%	2.75%

\* These costs do not include the portfolio transaction costs of the real estate funds in which CBRE Global Investment Partners Global Alpha Fund invests. This data was not available. If the data was available, the figures presented in the above table may be considerably higher.

The table below shows:

- The impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- The meaning of the different cost categories

This table shows the impact on return per year			
<b>One-off costs</b>	Entry costs	0%	The impact of the costs you pay when entering your investment.
	Exit costs	2%	The impact of the costs of exiting your investment when it matures.
<b>Ongoing costs</b>	Portfolio transaction costs	*0.002%	The impact of the costs of buying and selling underlying investments for the product.
	Other ongoing costs	1.97%	The impact of the costs that we take each year for managing your investments and the costs
<b>Incidental costs</b>	Performance fees	0%	The impact of the performance fee. We take these from your investment if the product outperforms its benchmark.

\* This number does not include the portfolio transaction costs of the real estate funds in which CBRE Global Investment Partners Global Alpha Fund invests. This data was not available. If the data was available, the portfolio transaction costs presented in the above table may be considerably higher.

### How long should I hold it and can I take money out early?

Recommended holding period: 5 years

The required minimum holding period is 3 years which has been set to match the lock-up period of the CBRE Global Investment Partners Global Alpha Fund. You cannot disinvest early. There is no guarantee that the fund will be able to sell its assets without losses to repay you and you may incur a loss when you cash in. A charge of 2% will be levied by the Master Fund on redemption payments to the fund to reflect the cost of providing liquidity and this cost will be passed on to you.

### How can I complain?

Any complaint regarding the person advising on or selling the product (such as your intermediary) can be submitted directly to that person. Complaints about the product and/or the conduct of the product manufacturer may be lodged with Goodbody Fund Management Limited.

Website: [www.goodbody.ie/aifm-services](http://www.goodbody.ie/aifm-services)

Postal Address: Compliance Department, Goodbody Fund Management Limited, 2 Ballsbridge Park, Dublin 4, Ireland

Email: [goodbodyfundmanagement@goodbody.ie](mailto:goodbodyfundmanagement@goodbody.ie)

### Other relevant information

You are advised to read the prospectus and supplement for the product before investing as well as the most recent financial statements, if available. Any additional documentation in relation to the product, in particular the product terms are available free of charge from your adviser or the product manufacturer upon request.