Key Information Document

Purpose

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.

Product

Nomura Global Listed Real Estate Fund Class IF EUR

A sub-fund of **Nomura Fund Solutions**, a Société d'Investissement à Capital Variable (the "SICAV").

ISIN: LU2758010461

Name of Manufacturer: FundSight S.A.

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The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising the SICAV in relation to this Key Information Document.

This PRIIP is authorised in Luxembourg.

FundSight S.A. is authorised in the Grand Duchy of Luxembourg and regulated by the CSSF and is the management company of the SICAV (the "Management Company").

The document was published on 30 January 2026.

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

What is this product?

Type: Shares in Nomura Global Listed Real Estate Fund (the "Sub-Fund"), being a compartment of Nomura Fund Solutions, a Luxembourg incorporated investment company with variable capital qualifying as Undertaking for Collective Investment in Transferable Securities (UCITS).

Term:The share is issued in registered form. It does not have a fixed maturity date. The Fund is established for an unlimited duration though it may also be dissolved by compulsory redemption upon a decision of the Directors (i) if its Net Asset Value has decreased below the minimum holding deemed appropriate for its existence in the interest of the Shareholders, or (ii) if a change in its economical or political situation would have material adverse consequences for its investments, or (iii) in order to proceed to an economic rationalization.

Objective: To provide investors with total returns through long-term capital appreciation and current income above the benchmark on a rolling three-year basis.

Portfolio Securities: Under normal conditions, Nomura Global Listed Real Estate Fund (the "Sub-Fund") provides exposure to a diversified portfolio of global listed real estate, primarily real estate investment trusts that are listed, or about to be listed, on exchanges globally, focusing on investments in Europe, the Americas and the Asia Pacific. The Sub-Fund may also invest in other regions.

Investments in emerging market countries may be made up to 10% of the Sub-Fund's net assets, including up to 10% of its net assets investments in China A-Shares through the Stock Connect.

The Sub-Fund may also invest in money market instruments, money market funds, bank deposits and time deposits qualifying as eligible asset.

The Sub-Fund may hold ancillary liquid assets up to 20% of its net assets.

Investment Process: The Investment Manager is actively managing the Sub-Fund and combines a stock specific (bottom-up) selection process, which has a strong focus on a valuation-based stock selection methodology, with a secondary consideration of macroeconomic (top-down) factors. It seeks to identify and capitalise on investment opportunities through an integrated approach to security-level analysis and macro themes impacting real estate markets. As the Sub-Fund is actively managed and the benchmark used as a performance reference only, the Sub-Fund's underlying portfolio composed by the Investment Manager in its whole discretion may differ significantly from the benchmark composition.

The Sub-Fund promotes environmental and/or social characteristics, as further described in the Prospectus.

Benchmark: FTSE EPRA/NAREIT Developed Net Total Return Index. The benchmark is a performance reference and the Sub-Fund's underlying portfolio may differ significantly to the benchmark composition.

Income earned by the Sub-Fund is accumulated in the net asset value of this class and not distributed.

Intended retail investor: This Sub-Fund may not be appropriate for investors who plan to withdraw their money within 5 years. This product is for professional investors with good investment knowledge, seeking capital appreciation, diversification and inflation sensitivity through an actively managed fund invested in securities with exposure to real estate. Investors should be looking to invest for at least five years and should appreciate that their capital will be at risk and that the value of their investment and any derived income may fall as well as rise. Particular performance risks include investing into equities in a single sector (real estate) and unusual market conditions.

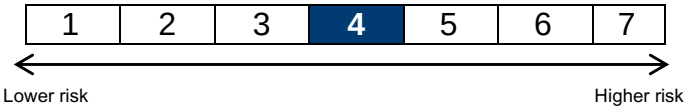
Depositary: CACEIS Bank, Luxembourg Branch

Documents and other information: This key investor information may not contain all the information you need. For any additional information on the Sub-Fund, on other share classes of this Sub-Fund and on other sub-funds, or to obtain a free copy of the Prospectus or the annual and semi-annual financial reports, and other practical information, please visit https://nomuraassetmanagement.com/nomura-fund-solutions or contact Nomura Fund Solutions at 5 Allée Scheffer, L-2520 Luxembourg, Grand Duchy of Luxembourg. These documents are available in English.

Share prices: Most recent share prices of the Sub-Fund are published on the national website of Morningstar in your country.

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

Risk indicator



The risk indicator assumes you keep the product for 5 years.

The summary risk indicator 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 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the Sub-Fund's capacity to pay you.

Other material risks relevant to the Sub-Fund not included in the summary risk indicator are set out in the Prospectus available in section ”Risk Considerations”.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:		**5 years**	
Example Investment:		**EUR 10 000**	
		If you exit after 1 year	**If you exit after 5 years**
Scenarios			
Minimum	There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment.		
Stress	What you might get back after costs	EUR 5 170	EUR 4 560
	Average return each year	-48.30%	-14.53%
Unfavourable	What you might get back after costs	EUR 7 360	EUR 8 530
	Average return each year	-26.40%	-3.13%
Moderate	What you might get back after costs	EUR 10 280	EUR 11 600
	Average return each year	2.80%	3.01%
Favourable	What you might get back after costs	EUR 14 230	EUR 13 490
	Average return each year	42.30%	6.17%

The figures shown include all the costs of the product itself, but may not include all 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.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment using a suitable benchmark between 28 April 2022 and 31 December 2025.

Moderate scenario: This type of scenario occurred for an investment using a suitable benchmark between 31 March 2018 and 31 March 2023.

Favourable scenario: This type of scenario occurred for an investment using a suitable benchmark between 31 March 2020 and 31 March 2025.

What happens if FundSight S.A. is unable to pay out?

The investor of this Product will not face financial loss due to the default of the investment manager, the Management Company, as the Sub-Fund is considered to be a separate entity with segregated assets.

The SICAV is not part of any investment compensation or guarantee scheme.

What are the costs?

The party advising on or selling you this product may charge you other costs. If so, this party will provide you with information about these costs and how they affect your investment.

Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.

- EUR 10000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	EUR 51	EUR 292
Annual cost impact (*)	0.5%	0.5% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 3.5% before costs and 3.0% after costs.

Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee.	EUR 0
Exit costs	We do not charge an exit fee for this product, but the party selling you the product may do so.	EUR 0
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.43% of the value of your investment per year. This is an estimate based on actual costs over the last year.	EUR 43
Transaction costs	0.08% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	EUR 8
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	EUR 0

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

Recommended holding period: 5 years

A shorter holding period can cause a loss due to short-term variations in the value of securities and exchange rates. The recommended holding period reflects the time needed for the investment strategy to achieve its objectives and for the risk profile to stabilize.

You can place orders to buy or sell Sub-Fund shares at any time. Orders received on any given Luxembourg business day before 1 a.m Luxembourg time will be processed at that day's share price.

When selling early, you will not incur any fees or penalties that are related to disinvestments within the recommended holding period. Please refer to the exit costs described in the section "What are the costs?".

How can I complain?

Each shareholder who is not satisfied with its experience as an investor in the SICAV should contact the Management Company in accordance with the applicable complaints handling policy which is available at https://www.fundsight.com/corporate-governance/.

Each shareholder may also have the right to complain to the Consumer Protection department of the Luxembourg regulator CSSF which is available at https://reclamations.apps.cssf.lu/index.html?language=en.

Investors can also contact FundSight S.A. at 106 route d´Arlon, L-8210 Mamer, Grand Duchy of Luxembourg, or complaintshandling@fundsight.com, to make a complaint.

Other relevant information

This key information document may not contain all the information you need. For any additional information on the Sub-Fund, on other share classes of this Sub-Fund and on other sub-funds, or to obtain a free copy of the Prospectus or the annual and semi-annual financial reports, please visit https://nomuraassetmanagement.com/nomura-fund-solutions, or contact Nomura Fund Solutions at 5 Allée Scheffer, L-2520 Luxembourg, Grand Duchy of Luxembourg. These documents are available in English.

You can find information related to the product's past performance for a period of up to 10 years if available and to previous performance scenarios calculations at:

- https://docs.data2report.lu/documents/Nomura Fund Solutions/KID_PP/KID_annex_PP_LU2758010461_en.pdf
- https://docs.data2report.lu/documents/Nomura Fund Solutions/KID_PS/KID_annex_PS_LU2758010461_en.pdf