Key Investor Information

NOMURA ASSET MANAGEMENT

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.

Nomura Global Listed Real Estate Fund Class I2 USD
ISIN: LU2766828144
A sub-fund of Nomura Fund Solutions, a Société d'Investissement à Capital Variable ("SICAV").
The Management Company of the SICAV is FundSight S.A.

Objectives and investment policy

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.

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.

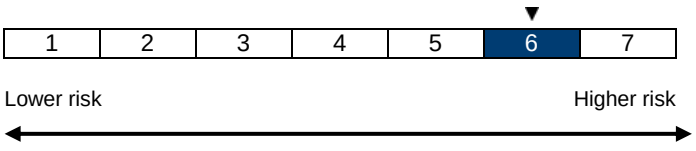
Designed for: This Sub-Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

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.

Further details of other categories of investments that the Sub-Fund may make are set forth in Annex A of the Prospectus for the Sub-Fund.

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

Risk and reward profile



Lower risk — Higher risk

Typically lower rewards — Typically higher rewards

The risk indicator is based upon historical data and may not be a reliable indication for the future risk profile of the Sub-Fund. The risk category shown is not guaranteed and may shift over time. The lowest category does not mean a "risk free" investment. The Sub-Fund's risk level of 6 results from the following factors:

- The Sub-fund primarily invests in a diversified portfolio of global listed real estate, primarily real estate investment trusts that are listed on developed markets globally.
- The Sub-Fund focuses on a single sector (real estate sectors) although it will be diversified through real estate countries (Europe, Americas and Asia-Pacific) and sectors (industrial, data centres, multifamily, single family, student accommodation, manufactured housing, self-storage, healthcare, aged care, retail, office, life science, telecommunication towers).

The value of an investment in the Sub-Fund can go up and down. When you sell your shares, they may be worth less than you paid for them. If your currency as an investor is different from the reference currency of the Sub-Fund, changes in currency exchange rates could reduce any investment gains or increase any investment losses.

The rating does not reflect the possible effects of unusual market conditions or large unpredictable events, which could amplify everyday risks and could trigger other risks. The Sub-Fund is subject to the following risks which may not be adequately captured by the indicator:

- Because the Sub-Fund expects to hold a concentrated portfolio of a limited number of securities, the Sub-Fund's risk may be increased because each investment has a greater effect on the Sub-Fund's overall performance.
- The Sub-Fund maintains a diversified portfolio representing real estate country and sector to limit any single sector or regional economic risk, which helps to minimize the impact that any one industry could have on the portfolio.
- The Sub-Fund invests in global listed real estate companies, meaning there are share market risks. This is mitigated by taking a Quality approach to the investment process, being well diversified across real estate and geography and ensuring underlying investments are backed by sustainable business models and contractual income.
- Certain securities could become hard to value, or to sell at a desired time and price.

For full details of the Sub-Fund's risks, please refer to the Prospectus available as mentioned in section "Risk Considerations".

Charges

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 / before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charges	0.70%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

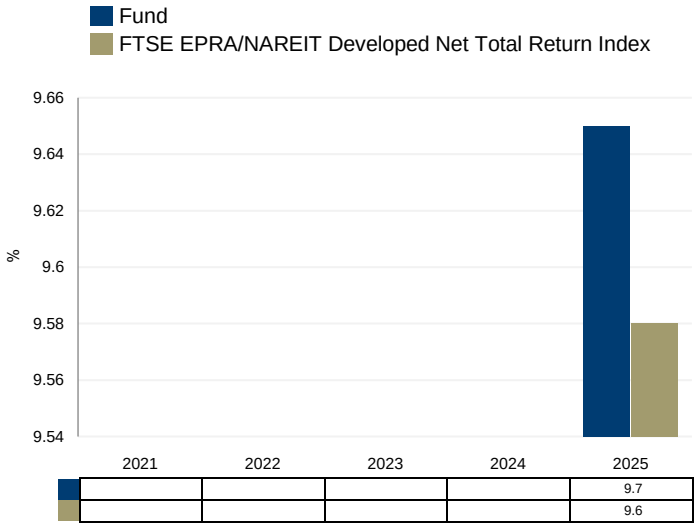
The charges you pay as an investor are used to pay for the costs of running the Sub-Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

The ongoing charges shown are based on expenses as of 30.06.2025. They exclude performance fee, if any, and portfolio transaction costs, except in the case of entry/exit charge paid by the Sub-Fund when buying or selling shares of another fund. This figure may vary.

You may be charged a fee when switching your investment to another sub-fund of the SICAV.

For more information about charges, please refer to sections 7 and 9 of the Prospectus and note “Fees and Expenses” of the most recent audited annual report, available at https://mim.fgsfulfillment.com/download.aspx?sku=MFS-AR-EN

Past performance



Past performance is not a reliable guide to future performance. The performance results are net of all ongoing charges but exclude any entry/exit charges that you might have to pay.

Performance is calculated in USD.

The Sub-Fund was launched on 03 May 2024.

The share class was launched on 17 Jun 2024.

Practical information

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, 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.

Tax treatment: The Sub-Fund might be subject to specific tax treatment in the Grand Duchy of Luxembourg. Depending on your own country of residence, this might have an impact on your investment. Please contact your advisor for more information.

Liability: The SICAV 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.

Umbrella fund: This key investor information refers to a share class of one sub-fund of Nomura Fund Solutions. The SICAV has other sub-funds and share classes in addition to this one. The assets of each sub-fund are segregated, meaning that each sub-fund is insulated from any losses or claims associated with the other sub-funds. The Prospectus and periodic reports are prepared for the entire SICAV.

Remuneration policy: A paper copy of the up-to-date remuneration policy of the Management Company, including, but not limited to, a description of how remuneration and benefits are calculated, and the persons responsible for awarding the remuneration and benefits, is available free of charge upon request. A detailed description of the policy is also available at https://www.fundsight.com/wp-content/uploads/2025/06/Fundsight-Remuneration-Policy.pdf

You can place orders to buy, switch or redeem shares of the Sub-Fund by contacting your advisor or distributor. You may request a switch to the same class of shares in another sub-fund within the SICAV, although there is no automatic right to make such a switch.