

FUND OVERVIEW

Universe	Publicly Listed Real Estate Investment Trusts (REITs)
Countries	Global
Security Selection	Environment, Social, Governance criteria
Target # of Holdings	Approx. 150
Benchmark	S&P Global REIT Index

KEY INFORMATION

Fund Launch Date	30 September 2025
Domicile	Ireland
Regulatory Structure	UCITS
Dealing Frequency	Daily
OCF Share Class	0.50%*
Distributions	Semi-annually
Manager	Vert Asset Management
Sub-Manager	Dimensional
Custodian	CACEIS
ManCo	GemCap

*Manager contractually agrees to expense limitation.

INVESTMENT OBJECTIVE

The Vert Sustainable Real Estate Fund is an Irish-UCITS fund which seeks to achieve long-term capital appreciation.

INVESTMENT STRATEGY

Vert's investment process is rooted in the results of academic research on sustainability in real estate. Our evidence-based approach focuses on the metrics within environmental, social and governance (ESG) criteria that research has shown to be most material for real estate companies.

ESG CRITERIA

QUALIFYING CRITERIA



DISQUALIFYING CRITERIA



We use a long term buy and hold strategy and maximize diversification to try to lower uncompensated risks. Companies are held at approximately market cap weights to reduce turnover. The fund is sub-advised by Dimensional Fund Advisors LP, who bring over 40 years of experience in efficient portfolio management and trading.

ENGAGEMENT

Vert strives to be an active shareholder. REITs have abundant opportunities to maximize stakeholder value by being more sustainable and more transparent. We encourage our portfolio companies to take these opportunities through ongoing direct dialogue.

Share Class Name	Class	Accumulation or Distribution	Currency	ISIN
CLASS I ACCUMULATION EUR	I	ACCUMULATION	EUR	IE000AK7HOM0
CLASS I DISTRIBUTION EUR	I	DISTRIBUTION	EUR	IE0000AAD8T7
CLASS I ACCUMULATION GBP	I	ACCUMULATION	GBP	IE000APSHCS1
CLASS I DISTRIBUTION GBP	I	DISTRIBUTION	GBP	IE000KJLRUU5
CLASS I ACCUMULATION USD	I	ACCUMULATION	USD	IE000S8A5I18
CLASS I DISTRIBUTION USD	I	DISTRIBUTION	USD	IE0009ZFUMU6

VERT GLOBAL SUSTAINABLE REAL ESTATE FUND

ABOUT THE VERT INVESTMENT RESEARCH GROUP

Vert works with experts to build products with strong empirical foundations in academic research. The Group's ESG research underpins a disciplined rules-based process that strives to achieve investors' twin goals of sustainability and market rates of return. The researchers working on the Vert Global Sustainable Real Estate Fund are:

Samuel Adams

Chief Investment Officer
Vert Asset Management

Gary Pivo, PhD

Professor Emeritus of Urban Planning
The University of Arizona

Franz Fuerst, PhD

Professor of Real Estate and Urban Economics
University of Cambridge

Sarah Adams

Chief Sustainability Officer
Vert Asset Management

ABOUT THE SUB-ADVISOR DIMENSIONAL FUND ADVISORS

Dimensional Fund Advisors LP is a global investment firm that has been translating academic research into practical investment solutions since 1981. Dimensional* has global assets under management of \$853 billion as of June 30, 2025. The portfolio managers for the Vert Global Sustainable Real Estate Fund are:

Paul Foley

Head of EMEA Portfolio Management
Dimensional Fund Advisors Ltd.

Jim Whittington

Senior Portfolio Manager
Dimensional Fund Advisors Ltd.

Simon Johnson

Portfolio Manager
Dimensional Fund Advisors Ltd.

*"Dimensional" refers to the Dimensional separate but affiliated entities generally, rather than to one particular entity.



Read more about the Vert Global Sustainable Real Estate Fund on our website.

www.vertfunds.com

DISCLOSURES

The Vert Global Sustainable Real Estate Strategy's investment objectives, risks, charges, and expenses must be considered carefully before investing. The statutory, and if available summary prospectuses contain this and other important information about the investment company, and may be obtained visiting www.vertfunds.com/investments/ucits or <https://www.gemnicapital.ie/vert/>. Read carefully before investing.

Investing involves risk. Principal loss is possible. Investors should be aware of the risks involved with investing in a fund concentrating in REITs and real estate securities, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments. Investments in foreign securities involve political, economic and currency risks, greater volatility and differences in accounting methods. A REIT's share price may decline because of adverse developments affecting the real estate industry. REITs may be subject to special tax rules and may not qualify for favorable federal tax treatment which could have adverse tax consequences. The Fund's focus on sustainability may limit the number of investment opportunities available to the fund and at time the fund may underperform funds that are not subject to similar investment considerations. Diversification does not assure a profit or protect against loss in a declining market.

Any tax information provided is not exhaustive. Investors must consult their tax advisor or legal counsel for advice and information concerning their particular situation. Neither the Fund nor any of its representatives may give tax advice.

GemCap acts as management company and global distributor to GemCap Investment Funds (Ireland) plc ("UCITS"). GemCap Investment Funds (Ireland) plc is an umbrella fund with segregated liability between sub-funds incorporated as an investment company.

The Vert Global Sustainable Real Estate Fund is distributed in the UK, Netherlands, and Germany by GemCap. Vert and Dimensional are unaffiliated with GemCap. GemCap is not affiliated with any distribution services in the United States.

Dimensional Fund Advisors Ltd. (Dimensional UK) is registered in England and Wales acts as sub-investment manager to Vert Asset Management LLC for the Vert Global Sustainable Real Estate Fund (UCITS).

The S&P Global REIT Index is drawn from constituents in the S&P Global Property Index. Constituents must conform to the legal structures that define a real estate investment trust in the U.S., or similar guidelines in the country of their domicile. The REITs in the index are primarily companies that invest in buildings, which are human occupied or used for storage. The REIT indices specifically exclude timber REITs, mortgage REITs and mortgage-backed REITs. One cannot invest directly in an index.