

# 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.

## Goodbody Global Real Estate Fund Class A (Acc)(IE00BF0VG658) a sub-fund of

Global Alternatives Platform ICAV

The Global Alternatives Platform ICAV is authorised and regulated in Ireland and regulated by the Central Bank of Ireland. This product is managed by TMF Fund Management (Ireland) Limited, which is regulated by the Central Bank of Ireland. For more information on this product, please refer to <https://www.tmf-group.com/en/services/fund-services/tmf-fund-management-ireland> or call +353 1 614 6240.

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

## What is this product?

**Type** Goodbody Global Real Estate Fund is a sub-fund of Global Alternatives Platform ICAV. The ICAV is an umbrella Irish collective asset management vehicle with variable capital and segregated liability between sub-funds.

### Objectives

**Product objectives** The investment objective of the fund is to achieve diversified exposure to global real estate assets indirectly through investment in the CBRE Global Alpha Fund FCP-SIF which is a Luxembourg Mutual Investment Fund. 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.

**Investment approach** 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 Alpha Fund FCP-SIF.

**Benchmark** There is no benchmark.

**Redemption policy** Units in the fund cannot be sold in the first three years. Subsequently, subject to written notice of at least 6 months and two business days, redemptions may occur on the last business day of June and December in each year. The ability of the fund to effect redemption requests is subject to the limitations and restrictions on redemptions in the CBRE Global Alpha Fund FCP-SIF. As such, no guarantee can be given with regard to the specific timeframe for the processing of redemption requests. All redemption requests on a redemption day shall rank pari passu and be paid pro rata out of any available funds. The redemption price shall be the Net Asset Value per Share on the relevant redemption day less any

duties and charges (i.e. the costs of realising underlying investments including any redemption fee (up to 2%)) imposed by the CBRE Global Alpha Fund FCP-SIF.

**Distribution policy** Dividend income is reinvested

**Fund-of-Funds** The fund invests substantially all its assets in the CBRE Global Alpha Fund FCP-SIF. The prospectus, key information document, periodic reports and accounts of the CBRE Global Alpha Fund FCP-SIF are available in electronic form, free of charge in English from your adviser or the product manufacturer upon written request.

**SFDR Article 6**

**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 long-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.

**Term** 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.

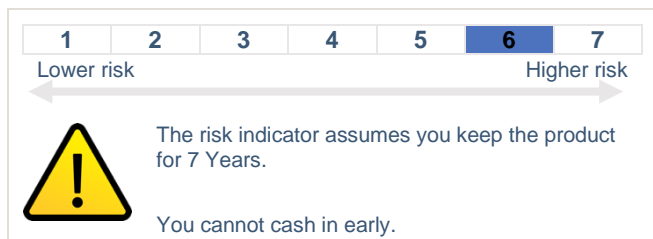
### Practical information

**Depository** Northern Trust Fiduciary Services (Ireland) Limited

**Further information** The prospectus, the articles of association, the most recent annual and semi-annual report as well as other relevant information (such as a description of the strategy and objectives) concerning the fund can be obtained free of charge in English from your adviser or the product manufacturer upon written request.

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

### Risk Indicator



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 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 the capacity to pay you.

### Performance Scenarios

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

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

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. The ability to effect redemption requests is subject to the limitations and restrictions on redemptions in the CBRE Global Alpha Fund FCP-SIF. The value of underlying investments may be affected by fluctuations in the currency of the country where such investment is located, foreign exchange rules, or by the application of the various tax laws of the relevant countries (including withholding taxes), government changes or variations of the monetary and economic policy of the relevant countries.

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.

figures do not take into account your personal tax situation, which may also affect how much you get back.

**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 scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.**

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

This product cannot be easily cashed in.

Recommended holding period	7.0	
Example Investment Scenarios	USD 10 000	
	If you exit after 7 Years	
<b>Minimum</b>	There is no minimum guaranteed return. You could lose some or all of your investment.	
<b>Stress</b>	<b>What you might get back after costs</b> Average return each year	<b>8 190 USD</b> -2.81%
<b>Unfavourable</b>	<b>What you might get back after costs</b> Average return each year	<b>9 090 USD</b> -1.35%
<b>Moderate</b>	<b>What you might get back after costs</b> Average return each year	<b>16 880 USD</b> 7.77%
<b>Favourable</b>	<b>What you might get back after costs</b> Average return each year	<b>19 890 USD</b> 10.32%

Unfavourable scenario: This type of scenario occurred for an investment between (12/2021 - 07/2023).

Moderate scenario: This type of scenario occurred for an investment between (01/2014 - 01/2021).

Favourable scenario: This type of scenario occurred for an investment between (08/2011 - 08/2018).

In order to calculate these performance scenarios we have used the Category 2 performance calculation methodology as explained in the delegated regulation 2021/2268.

## What happens if TMF Fund Management (Ireland) Limited is unable to pay out?

If we are not able to pay you out what we owe you, you are not covered by any national compensation scheme. To protect you, the assets are held with a separate company, a depository. Should we default on our obligations, the depository would liquidate the investments and distribute the proceeds to the investors. In worst case, however, you would lose your entire investment.

## What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person 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, how long you hold the product and how well the product does. 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.
- USD 10 000 is invested.

Investment USD 10 000	
Scenarios	If you exit after 7 Years
<b>Total Costs</b>	2 833 USD
<b>Annual Cost impact(*)</b>	2.4% 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 10.18% before costs and 7.77% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

The redemption price shall be the Net Asset Value per Share less any duties and charges (i.e. the costs of realising underlying investments including any redemption fee (up to 2%) imposed by the CBRE Global Alpha Fund FCP-SIF.

### Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	There is no entry charge.	<b>0 USD</b>
<b>Exit costs</b>	An exit fee of up to 2% may apply.	<b>200 USD</b>
<b>Ongoing costs taken each year</b>		

<b>Management fee and other administrative or operating costs</b>	1.9% of the value of your investment per year. This is an estimate based on actual costs over the last year.	<b>193 USD</b>
<b>Transaction costs</b>	0.0% 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.	<b>0 USD</b>
<b>Incidental costs taken under specific conditions</b>		
<b>Performance fees</b>	There is no performance fee.	<b>0 USD</b>

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

### Recommended holding period: 7 Years

The Fund is intended for long-term investors with a recommended holding period of seven years. This reflects the investment objective of the fund, the illiquid nature of the asset class and the costs of dealing in the asset class. In addition, units in the fund cannot be sold in the first three years. Subsequently, subject to written notice of at least 6 months and two business days, redemptions may occur on the last business day of June and December in each year. The ability of the fund to effect redemption requests in respect of any redemption day is subject to the limitations and restrictions on redemptions in the CBRE Global Alpha Fund FCP-SIF. As such, no guarantee can be given with regard to the specific timeframe for the processing of redemption requests. All redemption requests on a redemption day shall rank pari passu and be paid pro rata out of any available funds. The redemption price shall be the Net Asset Value per Share on the relevant redemption day less any duties and charges (i.e. the costs of realising underlying investments including any redemption fee (up to 2%) imposed by the CBRE Global Alpha Fund FCP-SIF.

## 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 TMF Fund Management (Ireland) Limited. Website: <https://www.tmf-group.com/en/services/fund-services/tmf-fund-management-ireland-limited/> Postal Address: Compliance Department, TMF Fund Management (Ireland) Limited, Two Dockland Central, Guild Street, North Dock, Dublin 1, D01 K2C5  
Email: fundmanagementireland@tmf-group.com

## 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 written request.