Key Investor Information

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.

Class I Accumulation (USD) Shares (ISIN IE000S8A5II8)
Vert Global Sustainable Real Estate Fund (the 'Fund'),
a sub-fund of GemCap Investment Funds (Ireland) PLC (the 'Company')

The Fund is managed by Ascender Fund Partners (Ireland) Limited which acts as manager to the Company

Objectives and Investment Policy

The Fund seeks long-term total return through capital appreciation and current income. The Fund invests primarily in a broad portfolio of sustainable real estate issuers. The Fund seeks to invest at least 80% of its net assets in securities of issuers that meet the environmental or social characteristics promoted by the Fund, as set out in the Supplement. The Fund aims to allocate at least 50% of its investments to sustainable investments as defined under the SFDR.

It is proposed that the Fund will invest in the equity securities of issuers in the real estate sector operating as owners and lessors of properties. It is proposed that the Fund will initially invest only in issuers that are real estate investment trusts (REITs).

It is proposed that in limited cases, the Fund can invest in entities that are very similar to REITs in their operations, but which have not been granted tax-exempt status by their local tax authority ("REIT-Like Entities"). REIT-Like Entities include issuers that own properties, real estate developers and operating companies with substantial real estate holdings. All investments of the Fund will comply with UCITS eligibility rules, which are summarised in Appendix 1 of the Prospectus.

The Fund may invest up to 10% of its net assets in emerging markets, and up to 10% of its net assets in shares of exchange-traded funds ("ETFs"), (though the Fund may not invest in US ETFs) and other collective investment schemes (including money market funds) to provide exposure to equities which the Investment Manager considers will give returns to investors consistent with the investment objective of the Fund.

The Fund uses the S&P Global REIT Index as comparator benchmarks to compare performance. The Fund is actively managed and is not constrained by any benchmark.

The Fund may use financial derivative instruments for efficient portfolio management, as detailed in the 'Investment Objective and Policy' section of the Supplement and in the Prospectus section entitled 'Efficient Portfolio Management'.

For Accumulating classes, any income or gains of the Fund net of expenses will be accumulated and reinvested into the net assets of the Fund.

For Distributing classes, any income less expenses earned will be distributed in accordance with the distribution policy in the Prospectus.

Investors can redeem shares in the Fund on every business day meaning a day on which banks in Ireland and on which the New York Stock Exchange, are open for normal business subject to the 'Dealing Days for Subscription and Redemptions' the 'Issue of Shares' and 'Redemption of Shares' section of the Supplement. For full details please refer to the 'Investment Objective and Policy', 'Issue of Shares' and 'Redemption of Shares' sections of the Supplement and 'The Shares' section of the Prospectus.

Recommendation: The Fund is suitable for investors that have a moderate to high risk tolerance, long-term time horizon, and must be able to accept temporary capital losses due to the potentially volatile nature of the underlying assets, therefore, investment in the Fund may not be appropriate for investors planning to withdraw their money within 3 to 5 years.

Risk and Reward Profile

1	2	3	4	5	**6**	7

lower potential risk/rewards *higher potential risk/rewards*

The indicator above illustrates the position of this Fund on a standard risk/ reward category scale.

This indicator is based historical data and may not be a reliable indication of the future risk profile of the Fund.

The risk and reward category shown is not guaranteed to remain unchanged and may change over time.

The lowest category does not mean investment is 'risk free'. This indicator is not a measure of the risk that you may lose the amount you have invested.

The Fund is categorised as category 6 as it as it mostly invests in equities securities in the real estate sector and debt securities, the combination of which may lead to higher levels of price fluctuation.

The following are risks materially relevant to the Fund which are not adequately captured by the indicator:

> There may be insufficient buyers or sellers to allow the Fund to sell or buy certain types of securities readily;

> REITS expose the Fund to changes in the values of the underlying properties owned by the trusts, and mortgage REITs may be affected by the quality of any credit extended.

> Investments in emerging markets may expose the Fund to more social, political, regulatory and currency risks than securities in developed markets;

> Derivatives may fluctuate in value rapidly and certain derivatives may introduce leverage which may result in losses that are greater than the original amount invested;

> A party with whom the Fund contracts for securities may fail to meet its obligations or become bankrupt which may expose the Fund to a financial loss; and

> For non-US Dollar classes, while the Fund may attempt to hedge against currency fluctuations, there can be no guarantee that the value of such classes will not be affected by the fluctuations in the US Dollar against the relevant currency.

For a more detailed explanation of the risks, please refer to the "Risk Factors" section of the Prospectus and the Supplement.

Charges

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

One off charges deducted before or after you invest
Entry charge: None Exit charge: None
Charges taken from the Fund over a year
Ongoing charges: 0.50%
Charges taken from the Fund under certain specific conditions
Performance Fee: None

The entry and exit charges shown are maximum figures. In some cases, you might pay less.

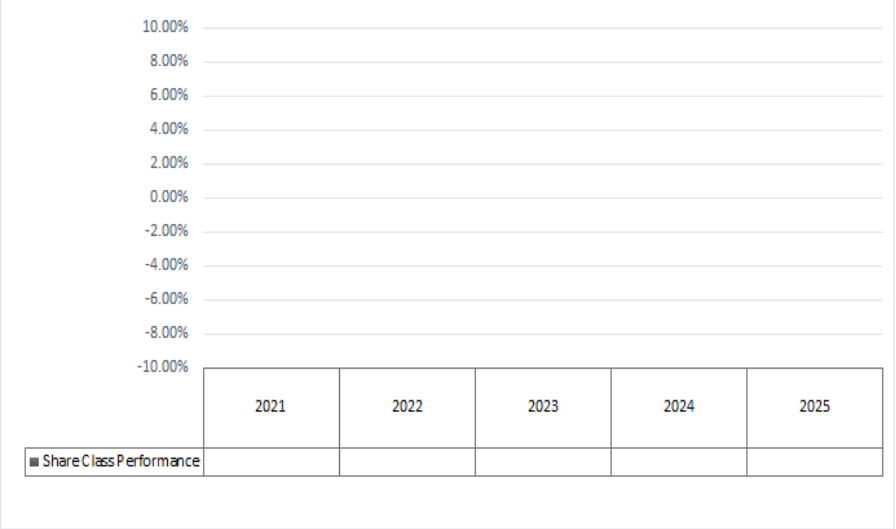
The ongoing charges figure is based on expenses for the year ending 31 December 2025. This figure may vary from year to year.

It excludes portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling another collective investment undertaking.

An anti-dilution levy of up to 2% may be imposed to cover dealing and other costs in the event of net redemptions.

For more information about charges, please refer to the 'Fees, Charges and Expenses' section of the Prospectus and the 'Fees and Expenses' section of the Supplement.

Past Performance



The Fund uses the S&P Global REIT Index as comparator benchmarks to compare performance.

Past performance is not available as the share class does not have a full calendar year trading history.

Past performance is not a guide to future performance.

The Fund was authorised by the Central Bank of Ireland on the 9 June 2025 and the share class was launched on the 30 September 2025.

Practical Information

Depositary: CACEIS Bank, Ireland Branch.

Prices of shares and further information: Further information about the Fund (including copies of the current Prospectus and most recent financial statements, free of charge) is available in English at the Company's registered office at 7th Floor, Block A, One Park Place, Upper Hatch Street, Dublin 2, D02 E762, Ireland. Other practical information, including the Net Asset Value per Share for the Fund is available from the Administrator's registered office and at www.geminicapital.ie/ascender-fund-literature/

The Fund is a sub-fund of the Company which is an umbrella fund with segregated liability between sub-funds and accordingly any liability incurred on behalf of or attributable to any sub-fund shall be discharged out of the assets of that sub-fund. Investors may redeem their shares in the Fund (or a portion thereof) by submitting a redemption request on a business day (prior to the Dealing Deadline) provided that they satisfy the criteria applicable to an investment in the Fund. Investors may switch shares in the Fund for shares in another class in the Fund or in other sub-funds of the Company, provided that they satisfy the criteria applicable to investments in the other sub- funds. Further information on switching is contained in the Prospectus. This document describes a share class of a sub-fund of the Company and the Prospectus and financial statements are prepared for the entire Company.

More specific information about this share class and other share classes of the Fund are available in the Prospectus and Supplement issued in relation to the Fund.

Remuneration Policy: Details of the up-to-date remuneration policy of Ascender Fund Partners (Ireland) Limited, including but not limited to, a description of how remuneration and benefits are calculated and the identity of persons responsible for awarding the remuneration and benefits, are available at https://ascenderfundpartners.com/policies/. A hard copy version of the remuneration policy will be made available, free of charge, upon request.

Tax: The Fund is subject to Irish taxation legislation, which may have an impact on your personal tax position as an investor in the Fund. Investors should consult their own tax advisers before investing in the Fund.

Ascender Fund Partners (Ireland) Limited 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 for the Fund.

The Company is authorised in Ireland and regulated by the Central Bank of Ireland.

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This Key Investor Information is accurate as at 20 February 2026.