

The Directors of First Sentier Investors Global Umbrella Fund plc (the “**Company**”) whose names appear in the “**Directory**” of the Prospectus accept responsibility for the information contained in this Supplement. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case) the information contained in this Supplement and the Prospectus is in accordance with the facts and does not omit any material information likely to affect the import of such information.



First Sentier Global Property Securities Fund

(A sub-fund of First Sentier Investors Global Umbrella Fund plc, an investment company constituted as an umbrella fund with segregated liability between sub-funds and authorised by the Central Bank of Ireland pursuant to the European Communities (Undertakings for Collective Investment in Transferable Securities) Regulations 2011, as amended)

SUPPLEMENT

DATED 26 November 2025

This Supplement forms part of, and should be read in the context of and together with, the Prospectus dated 26 November 2025 (the “Prospectus”) in relation to the Company and contains information relating to the Fund, which is a sub-fund of the Company.

Any words or terms not defined in this Supplement have the same meaning given to them in the Prospectus unless otherwise stated herein.

An investment in the Fund should not constitute a substantial proportion of an investment portfolio and may not be appropriate for all investors.

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THE FUND

Asset Class

First Sentier Global Property Securities Fund is a sub-fund of the Company and, specifically, is an Equity Fund of the Company.

Investor Profile

The Fund is designed for investors seeking income and capital growth over the long term and who are prepared to accept at least a moderate level of volatility.

Summary of features applicable to all Share Classes

Further details are set out in the Prospectus

Base Currency	USD	Valuation Point	11.00 a.m. (Irish time) on each Dealing Day
Dealing Day	Every Business Day	Dealing Cut-off Time for Subscriptions and Redemptions	10.00 a.m. (Irish time) on the relevant Dealing Day
Business Day	A day (excluding Saturday and Sunday) on which banks in Dublin are open for business and/or such other day or days as the Manager may, with the approval of the Depositary, determine	Settlement Deadline for Subscriptions / Target Settlement of Redemption Payments	Within three (3) Business Days of the relevant Dealing Day (subject to receipt of the relevant documentation)

Fees and Expenses

Details of the fees and expenses relevant to the Fund are set out in the Prospectus, save that details of the specific management fee charged in respect of each Class of Shares of the Fund are set out in the section below entitled "Share Classes".

INVESTMENT OBJECTIVE AND POLICIES

Investment Objective

The investment objective of the Fund is to achieve a total investment return consistent with income and long term capital growth.

Investment Policy

The Fund invests primarily (at least 70% of its Net Asset Value) in a broad selection of equity securities or equity-related securities issued by real estate investment trusts or companies that own, develop or manage real property located worldwide and which are listed, traded or dealt in on Regulated Markets worldwide.

The Fund is not subject to any limitation on the portion of its Net Asset Value that may be invested in any one or more Emerging Markets or any limitation on the market capitalisation of the companies in which it may invest.

Although the Fund has a global investment universe, the securities selected for investment based on the Investment Manager's approach may at times result in a portfolio that is concentrated in certain geographical area(s).

The Fund may only use FDIs for purposes of hedging and efficient portfolio management. It is not intended that the Fund will avail of the opportunity to invest in FDIs for investment purposes.

Benchmark Information

The Fund is actively managed meaning that the Investment Manager uses its expertise to pick investments rather than tracking the allocation and therefore the performance of the benchmark. The Fund's performance is compared against the value of the following benchmark: FTSE EPRA Nareit Developed Index.

The benchmark is not used to limit or constrain how the Fund's portfolio is constructed, nor is it part of a target set for the Fund's performance to match or exceed. The benchmark has been identified as a means by which investors can compare the Fund's performance and has been chosen because its constituents most closely represent the scope of the Fund's investable assets.

A majority of the Fund's assets could be components of the benchmark. The Investment Manager has discretion within the Fund's investment policy to invest away from the benchmark and sector requirements, and without regard to the weighting of benchmark assets, in order to take advantage of specific investment opportunities. The investment strategy of the Fund does not restrict the extent to which the portfolio holdings may deviate from the benchmark.

The FTSE EPRA Nareit Developed Index is designed to track the performance of listed real estate companies and REITS worldwide.

The Fund may invest more than 20% of its Net Asset Value in the securities of issuers located in Emerging Markets. **Investors should note that therefore the Fund should not constitute a substantial proportion of an investor's portfolio and may not be appropriate for all investors.**

Investing in China

The Fund will not invest in China A Shares or China B Shares.

SFDR

The Fund is classified under SFDR as being subject to Article 6 and Article 8. Disclosures regarding the manner in which Sustainability Risks are integrated into investment decisions and the results of the assessment of the likely impacts of Sustainability Risks on the returns of Fund are set out in the Prospectus. Information on environmental or social characteristics promoted by the Fund and, if an

index is used as a reference, information on whether and how this index is consistent with those characteristics are set out in the annex hereto.

FUND SPECIFIC RISKS

There can be no assurance that the Fund's investments will be successful or that the investment objective of the Fund will be achieved. Investors should be aware of the risks indicated below and described in the **Risk Factors** section of the Prospectus. An investment in the Fund is suitable only for persons who are in a position to take such risks.

In addition to the general risks as disclosed under sub-section A of the **Risk Factors** section of the Prospectus, the Fund specific risks (as described in the relevant sub-sections of the **Risk Factors** section of the Prospectus) applicable to the Fund are indicated by “✓” in the following table.

Ref.	Fund Specific Risks	
B	Emerging Markets Risk	✓
C	Indian Subcontinent Risk	
D	China Market Risk	
D1	RMB Currency and Conversion Risk	
D2	Risks associated with the ChiNext market and/or the Science and Technology Innovation Board (STAR Board)	
E	Real Estate Funds Risk	✓
F	Industry or Sector Risk	✓
G	Single Country / Specific Region Risk	✓
H	Single Sector Risk	✓
I	Small-capitalisation / Mid-capitalisation Companies Risk	✓
J	Listed Infrastructure Risk	
K	Currency Risk	✓
L	Reliability of Credit Ratings / Downgrading Risk	
M	Interest Rate Risk	
N	High Yield Risk	
N1	“Dim Sum” Bond Market Risk	
O	Investment in Equity Linked Notes Risk	

Ref.	Fund Specific Risks	
P	Investments in Other Collective Investment Schemes Risk	✓
Q	Charges against Capital Risk	✓
R	Below Investment Grade and Unrated Debt Securities Risk	
R1	Convertible Bond Risk	
R2	Risk associated with collateralised and/or securitised products	
R3	Risk associated with instruments with loss-absorption features	
S	Currency Hedged Share Class Risk	✓
T	Global Resources Risk	
U	Property Securities Risk	✓
V	Concentration Risk	✓
W	Sovereign Debt Risk	
X	Risks of Investing in China A Shares and other eligible PRC securities and futures via QFI	
Y	Risks Specific to Investment via the Stock Connects	
Z	Risks associated with Bond Connect	
AA	LIBOR risk	
BB	Risks associated with the Sustainability Investment Strategy	
CC	Value Investment Style Risk	

SHARE CLASSES

The Fund currently offers certain Classes, which are divided into certain categories, the details of which are set out below and described in more detail (including in particular as regards minimum subscription amounts) in the Prospectus.

Class Name	I	III	VI	Z
Management Fee Per Annum	1.50 %	0.75 %	0.75 %	0.00 %
Accumulation Classes Available	Yes	Yes	Yes	Yes
Distribution Classes Available	Yes	Yes	Yes	Yes
Distribution Frequencies Available	Monthly, Quarterly, Semi-Annually			
Currencies Available	US\$, EUR, GBP, CHF, SG\$, CAD, AUS\$, NZ\$, HK\$, JPY, RMB, SEK			
Hedging Types Available	Unhedged – all currencies NAV Hedged – all currencies except Base Currency Portfolio Hedged – all currencies			

Shareholders should note that 100% of the management fees and operational expenses of the Fund will be charged to the capital of the Fund. The reason for charging these expenses against capital is to seek to increase the amount of distributable income but this may be achieved by foregoing the potential for future capital growth. **This will have the effect of lowering the capital value of your investment. Thus on redemptions of holdings, Shareholders may not receive back the full amount invested.**

Please note that in the case of the Class I (Distributing) Shares, Class I (Sterling Distributing) Shares and Class I (Hong Kong Dollar Distributing) Shares, distributions will be reinvested in the Fund unless the Shareholder otherwise specifies in writing.

Shares in the Fund will be issued and redeemed on the terms and in accordance with the procedures described in the **Buying, Selling and Switching Shares** section of the Prospectus.

The Classes possess features relevant to subscriptions and redemptions as described in the Prospectus.

Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The **EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not lay down a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Product name:
First Sentier Global Property Securities Fund

Legal entity identifier:
54930043SPJBFOE6GJ62

Environmental and/or social characteristics

Does this financial product have a sustainable investment objective?



Yes



No



It will make a minimum of **sustainable investments with an environmental objective: %**



In economic activities that qualify as environmentally sustainable under the EU Taxonomy



In economic activities that do not qualify as environmentally sustainable under the EU Taxonomy.



It will make a minimum of **sustainable investments with a social objective: %**



It **promotes Environmental/Social (E/S) characteristics** and while it does not have as its objective a sustainable investment, it will have a minimum proportion of % of sustainable investments



with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy



With an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy



With a social objective



It promotes E/S characteristics, but **will not make any sustainable investments**



What environmental and/or social characteristics are promoted by this financial product?

The Fund promotes the following environmental and social characteristics:

Environmental: The Fund seeks to promote net zero operational carbon¹ by 2050 or earlier at both company and portfolio level through a proprietary carbon forecasting model applied by the Investment Manager

Social: The Fund seeks to promote the protection of labour rights and the provision of safe and secure working environments for all workers through compliance with UN Global Compact Principles by investee companies.

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

1. Operational carbon refers to carbon emissions associated with energy used to operate buildings. This definition can be further split into "controlled" and "non-controlled" operational carbon depending on whether the landlord or tenant controls the energy contracts.

- **What sustainability indicators are used to measure the attainment of each of the environmental or social characteristics promoted by this financial product?**

Environmental Indicators	
Operational carbon reduction	• Forecast operational carbon net zero by 2050
Social Indicators	
UN Global Compact Principles	• Systemic breaches of UN Global Compact Principles

- **What are the objectives of the sustainable investments that the financial product partially intends to make and how does the sustainable investment contribute to such objectives?**

Not applicable.

- **How do the sustainable investments that the financial product partially intends to make, not cause significant harm to any environmental or social sustainable investment objective?**

Not applicable.

How have the indicators for adverse impacts on sustainability factors been taken into account?

Not applicable.

How are the sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

Not applicable.

The EU Taxonomy sets out a “do no significant harm” principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific EU criteria.

The “do no significant harm” principle applies only to those investments underlying the financial product that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the main portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

Any other sustainable investments must also not significantly harm any environmental or social objectives.



Does this financial product consider principal adverse impacts on sustainability factors?



Yes, The Fund considers principal adverse impacts on sustainability factors through the Investment Manager's assessment of each company through its investment process and its consideration of those principal adverse impact indicators set out in the SFDR Regulatory Technical Standards that it believes to be relevant to the company. The Investment Manager uses external data², where available, and may rely on information directly from the company or its own research and knowledge of the relevant industry to assess those principal adverse impacts. Where material adverse sustainability impacts are identified, the Investment Manager will seek to engage with the company in accordance with the commitments made under its group Responsible Investment and Stewardship Policy and Principles.,

The annual report of the Company will include information on how the Fund has considered the principal adverse impacts on sustainability factors in respect of the relevant financial year.

² such as ISS and Sustainalytics, for further information on our sources, please visit our website www.firstsentier.com

☐ No,



The investment strategy guides investment decisions based on factors such as investment objectives and risk tolerance.

What investment strategy does this financial product follow?

The Fund invests primarily in a selection of equity securities or equity-related securities issued by real estate investment trusts or companies that own, develop or manage real property from around the world and which are listed, traded or dealt in on Regulated Markets worldwide, where forecast to meet operational carbon net zero by 2050 or earlier.

The Investment Manager's ESG considerations relating to stock selection are based sequentially using the following steps:

The Investment Manager has developed and utilises a proprietary carbon forecasting model to calculate whether in its opinion a company is forecast to achieve operational carbon net zero by 2050. If a company is forecast to achieve this target it will be considered eligible for investment. If a company is not forecast to achieve operational net zero by 2050 it will not be eligible for investment.

The carbon forecasting model considers identified Scope 3 emissions of investee companies. This includes assessment of forecast embodied carbon associated with development, redevelopment and maintenance capital expenditure programmes. Sources of information include publicly disclosed information included in company reports and presentations, and also information sourced by the Investment Manager through engagement or questionnaires, and internal benchmarking.

The stock carbon analysis is calculated from an analysis of mega joules of energy consumed, across five areas: Portfolio Modernisation, Renewable Energy Procurement, Onsite Renewable Energy Generation, Carbon Offset Programmes, and Embodied Carbon.

Should ongoing monitoring identify that forecasts have not aligned with actual net operational carbon emissions target then the Investment Manager will exit the investment and continue to engage with investee company.

- ***What are the binding elements of the investment strategy used to select the investments to attain each of the environmental or social characteristics promoted by this financial product?***

The Investment Manager will use its carbon analysis to calculate if a company is forecast to achieve operational carbon net zero by 2050. If a company is forecast to achieve this target it will be considered eligible for investment. If a company is not forecast to achieve this target it will not be eligible for investment;

If there are any identified systemic breaches of UN Global Compact Principles, the company will not be eligible for investment.

- ***What is the committed minimum rate to reduce the scope of the investments considered prior to the application of that investment strategy?***

The Fund has no committed minimum rate by which the scope of investments are reduced prior to applying the Fund's investment strategy.

- ***What is the policy to assess good governance practices of the investee companies?***

The Investment Manager assesses and monitors investee companies relevant ESG risks including corporate governance risks, practices and issues as outlined in its Responsible Investment and Stewardship Policy. The Investment Manager adopts a principles-based assessment of good corporate governance practices which is guided by four governance pillars - Accountability, Independence, Transparency and Stewardship. Each pillar is described in the Responsible Investment and Stewardship Principles adopted by the Investment Manager's corporate group and are aligned with the broader stewardship approach taken by the Investment

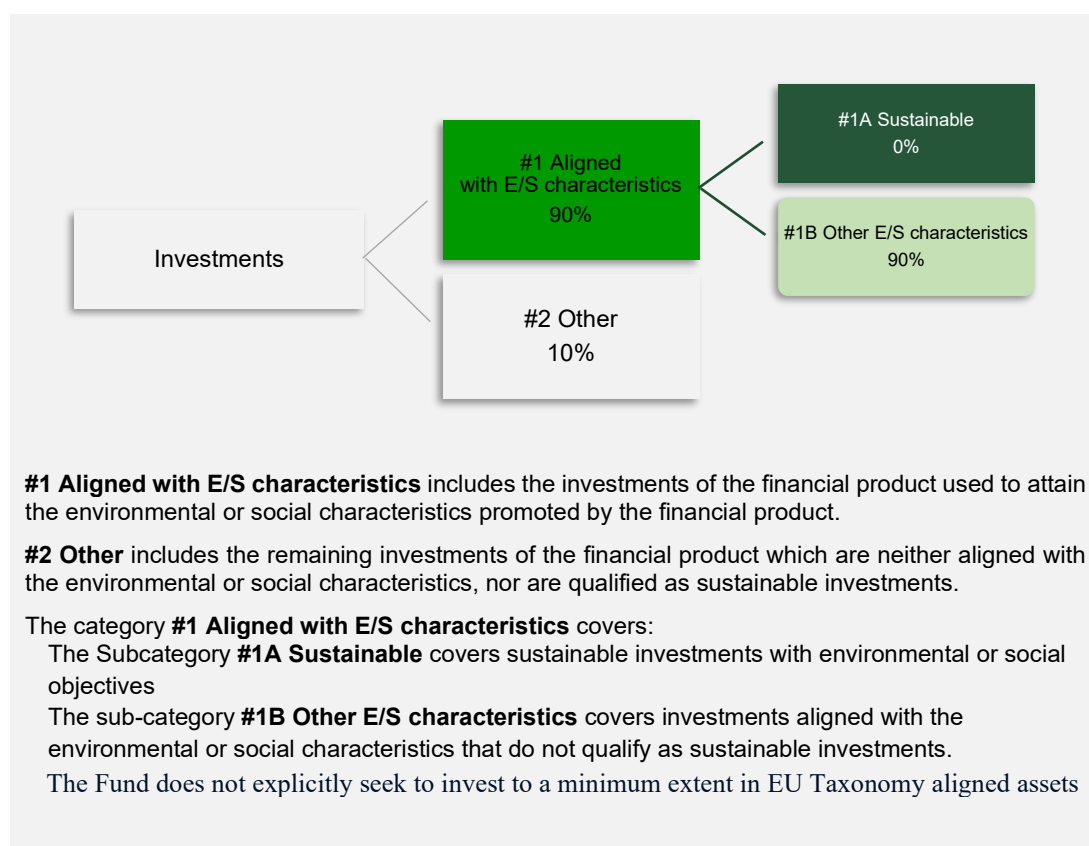
Good governance practices include sound management structures, employee relations, remuneration of staff and tax compliance.

Manager. Assessment of good governance may include, for example, taking into account indicators such as ownership profile, board structure, board independence, and remuneration of staff. Where the Investment Manager is in a position to engage with a company's management and board, they will endeavour to do so with a view to making clear any expectations or preferences for improvements in the company's corporate governance practices.



What is the asset allocation planned for this financial product?

At least 90% of the Fund's assets are aligned with the environmental and social characteristics promoted by the Fund and the Fund may also invest up to 10% of its assets in cash and near-cash assets.



- *How does the use of derivatives attain the environmental or social characteristics promoted by the financial product?*

The Fund may only use derivatives for purposes of hedging and efficient portfolio management. It is not intended that the Fund will use derivatives to attain the environmental or social characteristics promoted by the Fund.

- *Does the financial product invest in fossil gas and/or nuclear energy related activities that comply with the EU Taxonomy?*

☐ Yes

☐ In fossil gas

☐ In nuclear energy

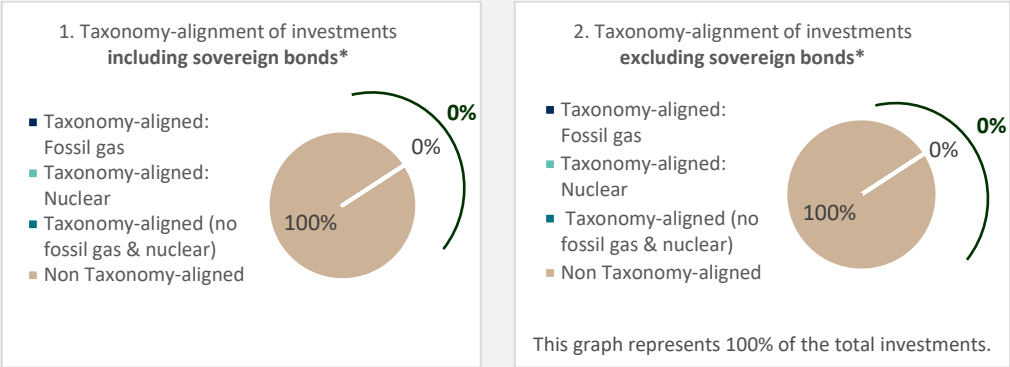
☒ No

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

To what minimum extent are sustainable investments with an environmental objective aligned with the EU Taxonomy?

The two graphs below show in navy the minimum percentage of investments that are aligned with the EU Taxonomy. As there is no appropriate methodology to determine the Taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy-alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy-alignment only in relation to the investments of the financial product other than sovereign bonds.



* For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures

● **What is the minimum share of investments in transitional and enabling activities?**

The Fund will not seek to make any sustainable investments. Accordingly, there is no minimum share of investments in transitional and enabling activities.

are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under the EU Taxonomy.



What is the minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy?

The Fund will not seek to make any sustainable investments. Accordingly, there is no minimum share of sustainable investments that are not aligned with the EU Taxonomy.



What is the minimum share of socially sustainable investments?

The Fund will not seek to make any sustainable investments. Accordingly, there is no minimum share of socially sustainable investments.



What investments are included under “#2 Other”, what is their purpose and are there any minimum environmental or social safeguards?

The “#2 Other” assets are cash and near-cash assets held pending investment, to meet liquidity requirements, or assets held in order to allow efficient operational exit of positions. Due to the nature of these assets, no minimum environmental or social safeguards are applied. .



Is a specific index designated as a reference benchmark to determine whether this financial product is aligned with the environmental and/or social characteristics that it promotes?

No specific index is designated as a reference benchmark to determine whether the Fund is aligned with the environmental and/or social characteristics promoted.

- **How is the reference benchmark continuously aligned with each of the environmental or social characteristics promoted by the financial product?**
Not applicable.
- **How is the alignment of the investment strategy with the methodology of the index ensured on a continuous basis?**
Not applicable.
- **How does the designated index differ from a relevant broad market index?**
Not applicable.

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

- ***Where can the methodology used for the calculation of the designated index be found?***
Not applicable



Where can I find more product specific information online?

More product-specific information can be found on the website:

<https://www.firstsentierinvestors.com/uk/en/institutional/responsible-investing/regulatory-disclosures.html>