



KEY INVESTOR INFORMATION

This document provides you with key investor information about the Skyline Umbrella Fund ICAV (the "ICAV") sub-fund – Fortem Capital Real Estate Index Tracking Fund (the "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.

Fortem Capital Real Estate Index Tracking Fund

A sub-fund of Skyline Umbrella Fund ICAV

Class I Accumulation shares in Sterling

ISIN: IE00BKRRHJ13

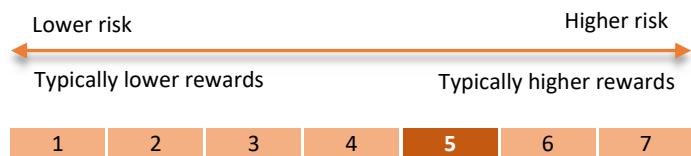
Investment Manager: Fortem Capital Limited

Fund Manager: Davy Global Fund Management Limited (the "Manager")

Investment Objective, Policies and Strategies

- ~ The investment objective of the Fund is to generate a total return, including both capital growth and income, which reflects the total return of the Solactive Target Real Estate Index (the "Index").
- ~ The Fund will aim to match the performance of the Index net of the fees of the Fund.
- ~ Further details on the Index and any publications in relation to the Index, including Index constituents can be found here: www.solactive.com
- ~ The Index aims to track the performance of a basket of equity securities and collective investment schemes ("CIS") that cover a broad range of geographical regions, primarily in developed markets, and focuses on the real estate sector.
- ~ The Index tracks the total return of the underlying securities, considering transaction and replication costs.
- ~ The Index is reviewed and rebalanced on a monthly basis by the Index provider. The costs incurred by the Fund, which are associated with gaining exposure to the Index, will be impacted by the level of turnover of Index constituents when the Index is rebalanced.
- ~ Depending on market conditions and transaction costs, the Fund may track the performance of the Index (i) synthetically by investing indirectly in the constituents of the Index through the use of financial derivative instruments ("FDIs") (on exchange and over the counter) as outlined further below, (ii) through physical methods by purchasing the underlying constituents of the Index or (iii) a combination of both synthetic and physical methods.
- ~ To replicate index performance, the Investment Manager uses a passive management approach and tracks the performance of all of the constituents comprising the Index, which includes exposures to equities and CIS, which invest in property.
- ~ The anticipated level of tracking error of the Index in normal market conditions is up to 1%. This will be disclosed in the annual and semi-annual accounts of the ICAV.
- ~ On demand, you may buy or sell your shares on any Business Day, being a weekday on which commercial banks in Ireland and United Kingdom (and in any other financial centre that the Directors may determine to be relevant for the operations of the Fund) are open for normal banking business.
- ~ Any income generated by the fund will be reinvested to grow the value of your Shares.
- ~ The Fund is suitable for investors who are seeking capital growth over a medium to long term horizon, but who are willing to tolerate medium to high risks due to the potentially volatile nature of the investments.

Risk and Reward Profile



- ~ The lowest category does not mean 'risk free'.
 - ~ The Fund's risk category shown is not guaranteed and may change in the future for various reasons including general market developments and changes such as geo-political factors.
 - ~ The risk category selected is based upon simulated historical data and is consistent with the Fund's risk profile at inception. However, any historical data may not be a reliable indicator of future returns.
 - ~ The value of investments and the income from them and therefore the value of, and income from the Shares in the Fund, may go down as well as up and an investor may not get back the amount he or she invests.
 - ~ Any investment in any Fund should not constitute a substantial proportion of an investment portfolio and may not be appropriate for all investors.
 - ~ The fund is rated 5 due the nature of its investments which includes the risks listed below. These factors may impact the value of the Fund's investments or expose the Fund to losses.
 - ~ The performance of the underlying Index and / or index constituents(s).
- Property Liquidity Risk:** The Fund may invest in property or real estate assets through CIS or the Index. Such assets tend to be extremely illiquid in nature. Realising such investments or closing out positions in such investments at the valuation determined at the last Valuation Point may not be possible. An exit of the Fund will be dependent on market conditions and there is a risk that the market for the

- ~ **Counterparty Risk:** The Fund may enter into over-the-counter ("OTC") FDIs with approved counterparties. If an approved counterparty defaults, there is a risk that the Fund will lose all or some of the value of that FDI.
- ~ **Index-Tracking Risk:** A passively-managed fund is not expected to track or replicate the performance of its respective index at all times with perfect accuracy and there can be no assurance that the Fund will achieve any particular level of tracking accuracy. The Investment Manager will also not have the discretion to adapt to market changes due to the inherent nature of a passively-managed fund and so falls in its respective index are expected to result in corresponding falls in the value of the Fund.
- ~ The composition of an index may be changed by the underlying investments may not support an opportunistic sale of the assets for some time.
- ~ **Issuer Risk:** The insolvency of any institution that is the issuer of a Bond held by the Fund may expose the Fund to financial loss.
- ~ The Fund may use total return swaps for investment purposes to gain economic exposure to the underlying Index and / or index constituents(s). Up to 100% of the NAV of the Fund may be invested in total return swaps. The approved counterparty may provide collateral to the Fund, including cash, US treasury bills and other high-quality government bonds with a maturity of up to 7 years.
- ~ Investors should refer to the prospectus, which can provide more information on risks.

Charges for this Fund

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

One-off charges taken before or after you invest

Entry Charge	2%
Exit Charge	2%

This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out.

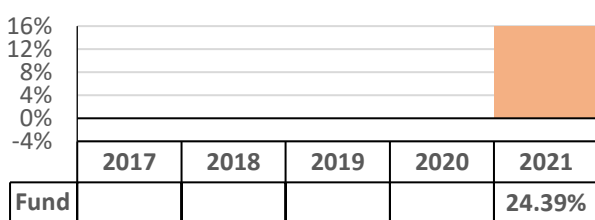
Charges taken from the fund over a year

Ongoing Charges	0.50 %
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Charges taken from the fund under certain specific conditions

Performance Fee	No Charge
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Past Performance



- ~ The **entry** and **exit charges** shown are maximum figures. In some cases you might pay less – you can find this out from your financial adviser.
- ~ The ongoing charges figure is based on the expenses for the financial year ended 30 April 2021. The ongoing charges figure may vary from year to year and it excludes:
 - o Performance fees;
 - o Portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking.

For more information about charges, please see the "Fees and Expenses" section in the Fund's Prospectus and the "Fees and Expenses" section in Fund's the Supplement.

- ~ Class I GBP Accumulation shares of the Fund launched on the 13th May 2020.
- ~ The past performance shown in the chart takes into account all costs and charges.
- ~ Past performance is not necessarily a guide for the future.
- ~ The Fund was approved by the Central Bank of Ireland on the 27th April 2020. Past performance has been calculated in GBP.

Practical Information

- ~ The Fund's assets are held through its depositary, which is Northern Trust Fiduciary Services (Ireland) Limited.
- ~ The Manager 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 and the supplement for the Fund.
- ~ Further information about the Fund (including the current prospectus and most recent financial statements) is available at the registered office of the ICAV and from the Manager at [Skyline | Management Company Services | Davy Global Fund Management \(davygfm.com\)](#). The NAV per Share for the Fund is available by request from ManCo@davygfm.com.
- ~ Details of the Manager's up-to-date remuneration policy, 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://www.davygfm.com/legal>. A paper copy of such remuneration policy is available to investors upon request free of charge from ManCo@davygfm.com.
- ~ Investors may switch shares in the Fund for shares in other sub-funds of the ICAV, provided that they satisfy the criteria applicable to investments in the other sub-fund(s). Further information on switching is contained in the "Exchange of Shares" section of the Fund's Prospectus.

Skyline Umbrella Fund ICAV is authorised in Ireland and regulated by the Central Bank of Ireland.

This key investor information is accurate as at 18th February 2022.