

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.

FINEX US REIT UCITS ETF (the "Fund") USD Share Class (ISIN: IE0000CHPRB9)

The Fund is a sub-fund of FinEx Funds ICAV (the "ICAV")

The Manager is Waystone Management Company (IE) Limited (the "Manager")

Objectives and Investment Policy

The Fund aims to track the performance of the Solactive GPR United States REIT ex Timber and Mortgage Index NTR (the "Index") before charges are applied to the Fund. It does this by investing in US REIT stocks which are included in the Index. If such shares are not available, the Fund may also invest in comparable shares with the aim of delivering the performance of the Index as closely as possible. The Index seeks to track the performance of eligible REITs from the Solactive GBS United States Investable Universe Index PR (ISIN: DE000SLA8D10) excluding timber and mortgage REITs as classified by Global Property Research (GPR).

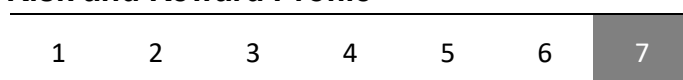
Investors other than Authorised Participants may not buy shares directly from the Fund but may buy and sell shares daily through an Authorised Participant. Shares may be bought from and sold directly to the Fund by Authorised Participants on each business day in accordance with the conditions detailed in the prospectus and supplement for the Fund. In exceptional circumstances, secondary market investors will be permitted to redeem their shares directly from the ICAV in accordance with the redemption procedure set out in the prospectus, subject to any applicable laws and relevant charges.

The Index is designed to measure the performance of Real Estate Investment Trusts excluding Timber REITs and Mortgage REITs.

The base currency of the Share-class is USD. The base currency of the Fund is USD.

The Fund does not intend to distribute income and dividends.

Risk and Reward Profile



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 on 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 shift 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 rated 7 as the volatility of the Fund is High.

The indicator opposite does not take account of the following risks of investing in the Fund:

- Counterparty and operational risks will adversely affect the Fund in the event of the insolvency of any service provider to the Fund such as the custodian or a counterparty to a derivative contract.
- Liquidity on the secondary market could dry up during tough market conditions, which may reduce the expected price to exit the Fund.

For more information on risks, please see the section entitled 'Risk Factors' in the prospectus.

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 taken before or after you invest:

Entry charge:	4.50%
Exit charge:	3.00%

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:	0.60%
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Charges taken from the Fund under certain specific conditions:

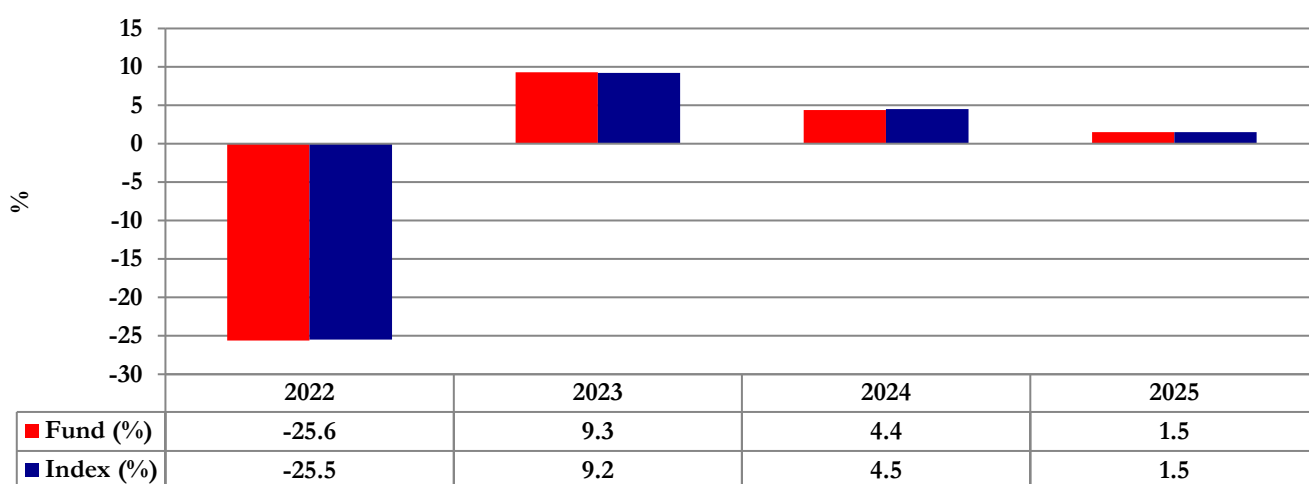
Performance Fee: None

The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial advisor.

The ongoing charges shown here are the maximum payable. It excludes portfolio transaction costs. Ongoing charges may vary from year to year.

More detailed information on charges can be found in the prospectus under the section entitled "Fees and Expenses".

Past Performance



The USD Class of the Fund launched November. Past performance has been calculated in USD.

Past performance is not a guide to future performance. The TER (as disclosed in the supplement) has been included in the calculation of the past performance.

The Fund was authorised by the Central Bank of Ireland on 12 November 2021.

Practical Information

Depository: The depository is Citi Depository Services Ireland Designated Activity Company, 1 North Wall Quay, Dublin City 1, D01 T8Y1, Ireland.

Documents: The prospectus, supplement, memorandum and articles of association, the latest annual reports and half-yearly reports and accounts are available in English and free of charge from the registered office of the ICAV, 3rd Floor, 35 Shelbourne Road, Ballsbridge, Dublin, Ireland D04 A4E0.

Prices of shares and further information: The last published prices of shares in the Fund, inter-day portfolio value and other information on the Fund, including how to buy or sell shares are available from the administrator and on the website www.FinExETF.com.

The ICAV is an umbrella fund with segregated liability between sub-funds. This means that the holdings of the Fund are maintained separately under Irish Law from the holdings of other sub-funds of the ICAV and your investment in the Fund will not be affected by any claims against any other sub-fund of the ICAV. It is possible to exchange your shares in the Fund for shares in other sub-funds of the ICAV. Details on exchanges of shares are provided in the prospectus. An entry charge may apply.

Tax: Irish tax legislation may have an impact on your personal tax position.

Details of the Manager's up-to-date remuneration policy is available at <https://www.waystone.com/waystone-policies/> and a paper copy is available to investors upon request.

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.

The Fund is authorised in Ireland and regulated by the Central Bank of Ireland.
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This Key Investor Information is accurate as at 31 January 2026.