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.

"I Class Accumulation Units", a unit class of Real Estate Debt Fund (the Fund), a sub-fund of Principal Global Investors Funds (the Trust) (ISIN: IE00BD3Z9V67)

This Fund is managed by Principal Global Investors (Ireland) Limited (the Manager), part of The Principal Financial Group of companies

Objectives And Investment Policy

Investment Objective

The objective of the Fund is to provide attractive long term risk adjusted returns.

Investment Policy

The Fund invests the majority of its assets in a diversified portfolio of U.S. commercial mortgage-backed securities (CMBS). CMBS are structured debt securities, typically secured by diversified pools of mortgages on commercial real estate properties located across the U.S. While the Fund will primarily invest in CMBS, it may also invest in unsecured REIT debt which is debt issued by companies primarily engaged in a real estate or real estate related business. The CMBS and unsecured REIT debt securities used by the Fund can include Rule 144a securities (including Rule 144A securities which have not been issued with an undertaking to register them with the U.S. Securities and Exchanges Commission, provided that they are eligible investments for the Fund). The Fund may also use certain financial derivative instruments (FDI) for investment purposes.

The Fund will pursue the Investment Objective by consistently employing the Sub-Investment Adviser's security selection driven investment process, which is based upon fundamental real estate analysis, proprietary dynamic modelling and ongoing credit surveillance.

The Sub-Investment Adviser's CMBS investment philosophy focuses on the selection of securities that offer attractive risk-adjusted returns based on the Sub-Investment Adviser's projection of fair value relative to the current market price. The Sub-Investment Adviser's investment process combines extensive commercial real estate experience with a dynamic credit model to internally rate credit risk, identify risk-adjusted relative value, assess cash-flow volatility and actively monitor risk on an ongoing basis as markets and the economy change. Additionally, macroeconomic factors and market and other influences are continually monitored in an effort to optimize return for clients.

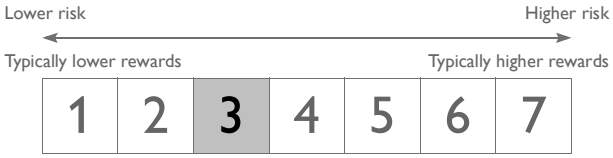
While it is generally intended for the Fund to be fully invested at all times, there may be a portion of assets held in cash or deposits at any given time.

You may buy or sell units on demand on each Dealing Day being a Business Day subject to the terms set out in the section entitled "Dealing Day" of the Fund's supplement (which together with the prospectus constitutes the Prospectus).

The Fund will be managed without reference to a particular benchmark. The sub-investment adviser may make discretionary choices when deciding which investments should be held by the Fund subject to the Fund's objective and investment policy and restrictions.

Please see the section entitled Investment Objective, Policies, Strategy and Profile of a typical investor of the Prospectus where full details are disclosed.

Risk And Reward Profile



The Synthetic Risk and Rewards Indicator (SRRI) identified by the above risk category shows where the Fund ranks in terms of potential risk and return. It is not a measure of the risk of capital loss but is based on the volatility of the returns (past performances). The lowest category does not mean a risk free investment.

If the Fund does not have a track record, the SRRI has been calculated based on studies of how such investments have performed in the past and investors should note that historical data, such as is used for calculating this indicator, may not be a reliable indication of the future risk profile of this Fund.

The risk and reward category for this Fund is not guaranteed to remain unchanged, and may shift over time.

This Fund is ranked at 3 because funds of this type have experienced low to medium rises and falls in value in the past.

The following are risks materially relevant that are not captured by the SRRI:

- Mortgage and Asset-Backed Securities carry greater risk compared to other securities in times of market stress such as early payment and/or extension of the life of the underlying assets.
- There are specific risks associated with the use of derivative instruments, including counterparty, position, liquidity, settlement, correlation and legal risk.
- The market value of debt securities is affected by changes in prevailing interest rates and the Fund may be exposed to credit risk by investing in debt securities.
- Default risk and liquidity risk associated with investment in below investment grade securities.

Please see the section entitled Special Investment Considerations and Risks of the Prospectus where full details are disclosed.

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	None
Exit charge	None
This is the maximum that might be taken out of your money before it is invested or paid out	
Charges taken from the fund over a year	
Ongoing charge	0.73%
Charges taken from the fund under certain specific conditions	
Performance fee	None

Any **entry** and **exit charges** shown are maximum figures, and in some cases investors may pay less. You can find out the actual charges from your financial adviser or distributor.

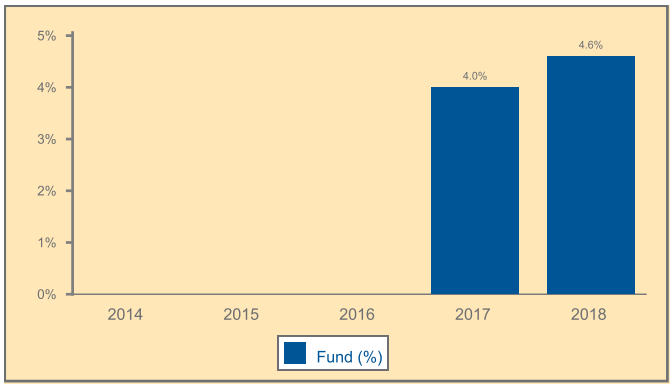
Ongoing charges are based on the last year's expenses, for the year ending December 2018, and this figure may vary from year to year. It excludes:

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

Whereas the entry charge will not normally be made on a conversion, the Manager is entitled to make any such charges at its discretion. In particular, if more than four conversions are made during a twelve month period, the Manager may impose a service fee for any subsequent conversions during the subsequent twelve month period.

For more information about charges, please see Charges and Expenses in the Prospectus which is available as set out below.

Past Performance



Performance has been calculated in USD and takes account of ongoing charges but excludes any entry/exit charges. The share class was launched in 2016. Past performance is not a reliable guide to future performance.

Practical Information

The Trustee is BNY Mellon Trust Company (Ireland) Limited.

Additional information about the Trust (the Prospectus, Supplement, the latest annual and semi-annual report and accounts) may be obtained from BNY Mellon Fund Services (Ireland) DAC (the Administrator), One Dockland Central, Guild Street, International Financial Services Centre, Dublin 1, Ireland. This document describes a unit class of the Fund. The Prospectus and periodic reports are prepared for the entire Trust.

The latest Net Asset Value per Unit will be available on www.principalglobal.com. Dealing prices are also available from the Administrator. The Net Asset Value will be notified to Euronext Dublin immediately upon calculation. Units of the Fund may be converted into units of another sub-fund of the UCITS as detailed in the Prospectus.

Please note that Irish tax legislation may have an impact on your personal tax position.

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 of the Fund.

The Trust is an umbrella type unit trust with segregated liability between its sub-funds. This means that investors have no claims over the assets of a sub-fund in which they do not own units.

Holders will be able to apply on any Dealing Day all or part of their holding of Units in the Fund (the original class) into a class of Units in another Fund which are being offered at that time (the new class) subject to the Terms set out in the section entitled "Conversion of Units" in the Prospectus.

More specific information about the Fund is available in the Prospectus and Supplement. Information on the specific classes available for sale in your particular jurisdiction/residence is available from the Distributor, Principal Global Investors (Europe) Limited.

Details of the Manager's remuneration policy including, but not limited to, a description of how remuneration and benefits are calculated, the identities of persons responsible for awarding the remuneration and benefits including the composition of the remuneration committee, where such a committee exists, are available at the following website: www.principalglobal.com. A copy of the remuneration policy may be obtained free of charge on request from the Manager.

This KIID is representative of I Class Income Units (ISIN: IE00BD3Z9W74)

The Trust is authorised in Ireland and regulated by the Central Bank of Ireland.
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This key investor information is accurate as at 18 February 2019.