

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. Terms not defined herein are as defined in the Prospectus.

State Street CCF Global Green Real Estate Equity Index Fund

(the "Fund"), a sub-fund of State Street CCF. This Fund is managed by State Street Global Advisors Europe Limited.

Share Class: B11 (ISIN IE00BMT9F282)

Objectives and Investment Policy

Investment Objective The objective of the Fund is to track the performance of the global developed listed real estate securities market.

Investment Policy The Fund is an index tracking fund (also known as a passively managed fund).

The investment policy of the Fund is to track the performance of the FTSE EPRA Nareit Developed Green Index ("Index") (or any other index determined by the Directors from time to time to track substantially the same market as the Index) as closely as possible.

The Investment Manager seeks to minimise as far as possible the tracking difference between the Fund's performance and that of the Index.

The Index measures the performance of listed real estate companies, equity real estate investment trusts ("REITs") and real estate holding and development companies from developed markets around the world whose relevant activities are defined as the ownership, trading and development of income-producing real estate. The constituent weights in the Index are adjusted (tilted) based on two sustainable investment considerations – (i) green building certification and (ii) energy usage.

The Investment Manager, on behalf of the Fund, will invest using the Replication Strategy as further described in the "Investment Strategies" section of the Prospectus, primarily in the securities of the Index, at all

times in accordance with the investment restrictions set forth in the Prospectus. The Investment Manager also may, in exceptional circumstances, invest in securities not included in the Index but that it believes closely reflect the risk and distribution characteristics of securities of the Index.

In order to achieve its investment objective, the Fund will only invest in:

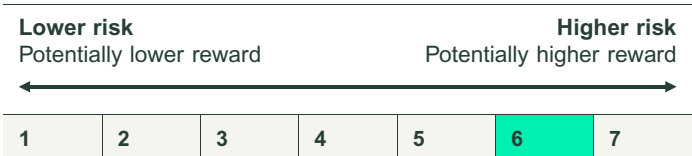
- Equities and equity related securities;
- REITs;
- Other funds;
- Liquid assets; and
- Derivatives for efficient portfolio management and investment purposes, limited to futures and forward foreign exchange contracts.

The Fund's units are issued in all class currencies as described in the Prospectus.

Units may be redeemed on any business day in the United States provided that those markets used for valuing any major part of the Fund's assets are also open.

Please refer to the Prospectus for more information.

Risk and Reward Profile



Risk Disclaimer The risk category above is not a measure of capital loss or gains but of how significant the rises and falls in the Fund's return have been historically.

For example a fund whose return has experienced significant rises and falls will be in a higher risk category, whereas a fund whose return has experienced less significant rises and falls will be in a lower risk category.

The lowest category (i.e., category 1) does not mean that a fund is a risk free investment.

As the Fund's risk category has been calculated using historical simulated proxy data, it may not be a reliable indication of the Fund's future risk profile.

The Fund's risk category shown is not guaranteed and may change in the future.

Why is this Fund in this category? The following are material risks relevant to the Fund which are not adequately captured by the risk category.

Index Tracking Risk: The Fund's return may not match the return of the Index. The Fund's ability to track the Index will be affected by Fund expenses, the amount of cash and cash equivalents held in its portfolio, and the frequency and the timing of purchases and sales of interests in the Fund. The Investment Manager may attempt to replicate the Index return by investing in a sub-set of the securities in the Index, or in some

securities not included in the Index, potentially increasing the risk of divergence between the Fund's return and that of the Index.

Concentration Risk: When the Fund focuses its investments in a particular sector, the financial, economic, business, and other developments affecting issuers in that sector will have a greater effect on the Fund than if it was more diversified. This concentration may also limit the liquidity of the Fund. Investors may buy or sell substantial amounts of the Fund's shares in response to factors affecting or expected to affect a sector in which the Fund focuses its investments.

Equity and Equity related securities Risk: The market prices of equity and equity related securities may go up or down, sometimes rapidly or unpredictably. The value of these securities may decline for reasons that directly relate to the issuer and/or due to general industry or market, such as real or perceived adverse economic conditions, changes in the general outlook for corporate earnings, changes in interest or currency rates, or adverse investor sentiment generally. Equity markets tend to move in cycles, which may cause stock prices to fall over short or extended periods of time.

ESG Risk: If the Fund invests in companies taking into account environmental, social and corporate governance (ESG) criteria, then the performance of the Fund may trail the returns of a portfolio of securities that includes companies that are not excluded as a result of such ESG criteria. Investing only in a portfolio of securities that are not excluded as a result of such ESG criteria may affect the Fund's exposure to certain types of investments and may adversely impact the Fund's performance.

REITs Risk: REITs are dependent upon specialised management skills, and their investments may be highly concentrated. In the event of a default, the REIT may experience delays and incur substantial costs in enforcing its rights as a lessor. REITs are heavily dependent on cash flow and, as a result, are particularly reliant on capital markets.

Investments in REITs are also subject to the risks affecting equity markets generally.

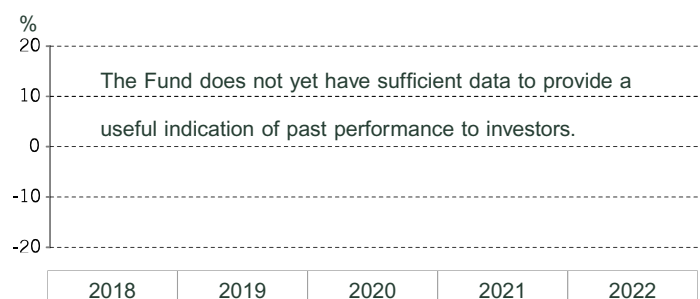
Tax Status of the Fund: While it is expected that non-Irish tax authorities will recognise the Fund as being tax transparent, this may not prove to be the case in all relevant jurisdictions, potentially resulting in adverse tax consequences for the investor. Changes in the tax status of the Fund could lead to taxation being due. Investors should seek professional advice in relation to such matters and the Manager shall not be liable for any unexpected taxation being due.

Charges

The charges you pay are used to pay the cost 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	0.00%
Exit charge	2.00%
This is the maximum that might be taken out of your money before it is invested (entry charge) or before the proceeds of your investment are paid out (exit charge).	
Charges taken from the Fund over a year	
Ongoing charge	0.07%
Charges taken from the Fund under certain specific conditions	
Performance fee	none

Past Performance



Unit Class Risk: there is no segregation of liabilities between Classes of the Fund. While the Investment Manager will seek to ensure that gains/losses on and the costs of the relevant FDI associated with any currency hedging strategy will accrue solely to the Class for which it is intended, the transactions could result in liabilities for other Classes.

Please refer to the Prospectus for full details about the risks associated with this Fund.

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 or distributor.

The ongoing charges figure shown here is an estimate of the charges. 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 fund.

For more information about charges please refer to the "Fees and Expenses" section of the Prospectus and the Fund Supplement.

Past performance is not a guide to future results.

The Fund has not yet launched.

The Class has not yet launched.

Practical Information

Depository State Street Custodial Services (Ireland) Limited.

Further Information Copies of the prospectus, its supplements and the latest annual and semi-annual reports prepared for the State Street CCF may be obtained, free of charge, from the office of the Administrator or online at www.ssga.com. These documents are available in English. For information about other share classes, please refer to the website.

Remuneration Policy Details of the up to date remuneration policy of State Street CCF are available from www.ssga.com. Paper copies are available free of charge on request.

Net Asset Valuation Publication The Net Asset Value per share is available at www.ssga.com and from the office of the Administrator.

Tax Legislation The Fund is subject to the tax laws and regulations of Ireland. Depending on your own country of residence this might have an impact on your investments. For further details, you should consult a tax advisor.

Liability Statement State Street Global Advisors Europe Limited may be held liable for any statement contained in this document that is

misleading, inaccurate or inconsistent with the relevant parts of the Prospectus.

Switching between Sub-Funds Unitholders have no specific right to switch units of the Sub-Fund into units of another Sub-Fund of the Fund. Switches can only be effected by the unitholder selling/redeeming the units of the Sub-Fund and buying/subscribing units of another Sub-Fund of the Fund and are subject to applicable investor eligibility requirements. Detailed information on how to switch between Sub-Funds is provided in the "Switching" section of the prospectus.

Segregation of Assets and Liabilities State Street CCF has segregated liability between its sub-funds. As a consequence, the assets of the Sub-Fund should not be available to pay the debts of any other sub-fund of State Street CCF. There is no segregation of liabilities between Classes of a Fund.

Sustainable Finance Disclosure Regulation ("SFDR") Details of how State Street Global Advisors Europe Limited takes into account sustainability risks in the investment process of managing the Fund can be found in the Prospectus and on our website at www.ssga.com.