

# Key Investor Information

This key information sheet is for investors and contains key investor information on this fund. The investor information sheet does not constitute advertising material. This is information that is required by law to help you understand what an investment in the fund means and the risks involved. You are advised to read it so that you can make an informed investment decision.

## Fastighet A, SEK

Swedbank Robur Fastighet

ISIN: SE0000537763

This fund is managed by Swedbank Robur Fonder AB, Corporate registration number 556198-0128, a subsidiary of Swedbank AB (publ).

### Objectives and Investment Policy

The fund's long-term objective over a five-year period is to outperform its benchmark index (see page 2).

The fund's assets are invested in Sweden and globally, mainly in companies focused on the real estate industry such as real estate companies, brokers or construction companies. The fund also has the opportunity to invest in other companies that have predominantly real assets, such as forest and power companies. The Fund may use derivative instruments in order to increase returns.

The fund has an active investment strategy that focuses on the selection of companies within the above mentioned investment policy. The fund has a long-term investment horizon and selects the companies we find attractively valued in relation to our view of the company's future earnings potential. The difference between fund returns and the benchmark index may at times be significant.

For additional information regarding our investment strategy, see the fund's investment prospectus.

Sustainability criteria are applied in the management of the fund. More information regarding the sustainability criteria can be found in the investment brochure.

Normally, fund units can be bought and sold through our dealers on all working days.

The share class does not pay dividends.

Recommendation: This fund may not be appropriate for investors who plan to withdraw their investment within 5 years.

### Risk and reward profile



The risk and reward indicator shows the correlation between risk and possible return on investments in the fund. The indicator is based on how the fund value has changed over the last five years. The fund is in category 6, indicating a high risk of a rise or fall of the value of shares. Category 1 does not imply that the fund is risk-free. The risk class may change over time. As the indicator is based on historic data which is not a guarantee of future risk and reward.

Equity funds normally have greatest potential for long-term value growth. Any investment in an equity fund also has a higher risk, however, as share prices may fluctuate significantly in equity markets. Material risks in the fund that are not fully reflected in the risk and return indicator are:

- The concentration of investments mainly in real estate companies increases the risk in the fund.
- Liquidity risk. The fund primarily invests in equity within the real-estate industry, the liquidity of which may be low during unexpected events and times of extreme market conditions. The fund's assets may be difficult to sell on a given occasion and at a reasonable price.
- Currency risk. The fund invests in securities in a currency other than base currency and this affect fluctuations in the exchange rate. However, the fund consists of different share classes, implying that changes in exchange rates allow the currency risk to differ between different share classes depending on the currency in which the share class is traded.
- As the fund only uses derivatives to a limited extent, the risk profile of the fund is affected to a certain degree. The use of derivatives can vary from time to time.

## Fees

### One-off fees charged before or after you invest

Entry charge	-
Exit charge	-

The above constitutes the maximum charges that can be incurred before investing/before the yield is paid out.

### Fees that are charged for the share class during the year

Ongoing charges	1,25%
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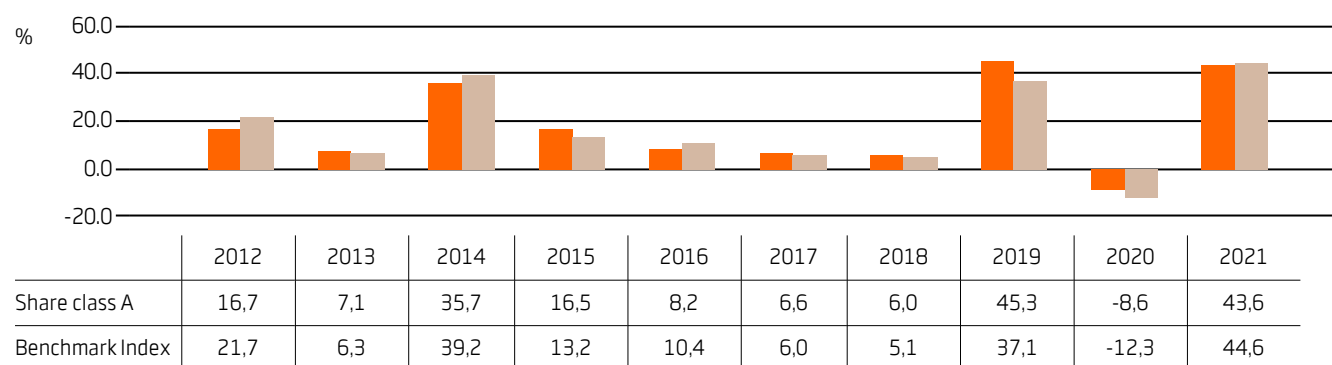
### Fees that are charged for the share class under special circumstances

Performance based fees	-
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The ongoing charges are based on the last year's expenses, i.e. the 2021 calendar year. Fees may vary from year to year.

The fees constitute payment for fund operating costs including marketing and distribution, and reduces the return on the fund.

## Past performance



The fund's benchmark index comprises 75% MSCI World Real Estate Net, 25% SIX Fastigheter Return. Detailed information on the MSCI index can be found on MSCI's website ([www.msci.com](http://www.msci.com)).

Share class performance is calculated after the deduction of the annual fee. The value for all years is calculated in SEK with any dividends being reinvested in the share class.

Past performance is no guarantee of future performance. The fund started in 1988.

## Practical information

Depository bank: Swedbank AB (publ)

Additional information about the fund can be found in the information brochure, the fund rules and the yearly and half-yearly reports (available in English). These can be downloaded free of charge from our website at [swedbankrobur.se](http://swedbankrobur.se), alternatively they can be obtained upon request; please contact Swedbank Robur Funds AB.

Information on the current remuneration policy can be found at [swedbankrobur.se](http://swedbankrobur.se). We can provide a hard-copy on request, please contact Swedbank Robur Fonder AB.

The share value is normally calculated every working day and published on our website.

The tax legislation that is applied in the fund's country of authorisation can have an impact on your personal tax situation.

Swedbank Robur Fonder AB can only be held liable if a statement in the key investor information is misleading, incorrect or inconsistent with the relevant sections of the fund's information brochure.

The fund is authorised in Sweden and supervision of the fund is exercised by the Swedish Financial Supervisory Authority (Finansinspektionen).

The Key Investor Information is valid as of 2022-02-21.