

Specific Information Document

PURPOSE

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

PRODUCT

Mandatum AM Real Estate II investment basket

Mandatum Life Insurance Company (Mandatum)

ISIN: QZ4000006735

www.mandatum.fi

For further information, call Mandatum's customer service at 35820031100 (Inc/mnc).

The investment basket is an investment product that is part of unit-linked insurance provided by Mandatum Life Insurance Company Limited (Mandatum). Mandatum Life Insurance Company Limited, which is part of Mandatum Group, is authorized by the Finnish Financial Supervisory Authority (FIN-FSA), which also regulates it with regard to this key information document.

Release date **28.9.2023**.

You are about to purchase a product that is not simple and may be difficult to understand.

WHAT IS THIS PRODUCT?

Type: The investment basket, which is an investment product specified by the insurance company, to whose value development the value of the insurance can be tied. The investment basket cannot be acquired separately; it is part of unit-linked insurance.

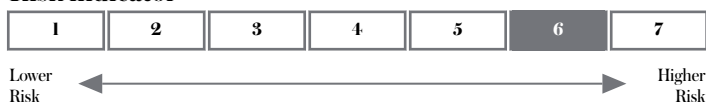
Term: The recommended investment period is at least 5 years and it is based on the basket's risk indicator and investment strategy. This product does not have a maturity date, it is a continuous investment basket. The insurance company has a unilateral right to cancel the investment basket without a specific reason by informing the customer of the cancellation within a reasonable amount of time.

Objective: The investment basket invests primarily in high-cash-flow real estate investments. The investment basket's investments are mainly carried out through the Mandatum AM Finland Properties II special common fund.

Intended Retail Investor: The investment basket suits investors who are seeking the possible high returns associated with high-risk alternative investments and are ready to take the risk of losing the capital and possible return in part or in full. Liquidity resulting from the asset class of the investment basket's investments is extremely limited which is why the investor must not be dependent on the liquidity of the investment they have made. The investment basket suits investors who intend to keep the product for the recommended minimum investment period, i.e. 5 years.

WHAT ARE THE RISKS & WHAT COULD I GET IN RETURN?

Risk indicator



The risk indicator assumes you keep the product for 5 year(s). This product has no maturity date.

We have classified this product as 6 out of 7, which is the second-highest risk class. The actual risk can vary considerably if you redeem your investment earlier. The investment basket is exposed to limited liquidity associated with

high-risk alternative investments and very high return risk and capital risk. Return risk and capital risk mean that the investor may lose the capital that they have invested as well as the returns in part or in full.

The risk-reward profile and risk category of the fund are subject to change. Not even the lowest risk category mean that the investment is completely risk-free. This product does not include any protection against future market developments, therefore you may lose some or all of your investment.

WHAT ARE THE RISKS & WHAT COULD I GET IN RETURN? (CONTINUED)

Performance Scenarios

The return the investor receives will vary depending on how the market performs. The future market performance is uncertain and cannot be accurately predicted.

The unfavorable, moderate, and favorable outlooks presented are examples using the product's own history and, for the missing part, the worst, average and best returns of the appropriate benchmark over the past 10 years. The market may develop in very different ways in the future.

Recommended Holding Period: 5 years

Investment = €10,000

Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum		There is no minimum guaranteed return. You could lose some or all of your investment.	
Stress	What you might get back after costs	€1,050	€1,080
	Average return each year	-89.47%	-35.87%
Unfavourable	What you might get back after costs	€6,160	€6,210
	Average return each year	-38.43%	-9.09%
Moderate	What you might get back after costs	€10,410	€12,560
	Average return each year	4.09%	4.67%
Favourable	What you might get back after costs	€14,060	€17,710
	Average return each year	40.56%	12.11%

The table according to the PRIIPS regulation shows the estimation for what is the value of your investment after costs over the next 5 years under different scenarios, assuming that you invest 10,000 €. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product. The stress scenario shows what you might get back in extreme market circumstances.

WHAT HAPPENS IF MANDATUM LIFE INSURANCE COMPANY (MANDATUM) IS UNABLE TO PAY OUT?

The product is not covered by the Investors' Compensation Fund or the Deposit Guarantee Fund. The investor may lose all or part of return and the capital they have invested in the investment basket. If the insurance company is placed in liquidation or bankruptcy, the interests of the policyholders are secured such that all insurance receivables, regardless of the insurance class and line, hold first preference to all of the company's assets during the company's liquidation and bankruptcy above all other receivables targeted at the company.

WHAT ARE THE COSTS?

The tables show the amounts that are used to cover different types of costs. These amounts depend on the amount of the investment, the duration of the investment period. The amounts presented here are estimates based on the investment amount and different possible investment periods. The assumption is that in the first year the investor would get back the amount they invested (0% annual return). With regard to other investment periods, the assumption is that the investor will receive a return on the product in accordance with a reasonable outlook. Investment 10,000 euros per year.

Table I: Costs over time

	If you exit after 1 year	If you exit after 5 years
Total costs	€380	€2,660
Annual cost impact (*)	3.77% each year	4.10% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 8.8% before costs and 4.7% after costs.

Table 2: Composition of costs**One-off costs****If you exit after 1 year**

Entry costs	We do not charge an entry fee.	€0
Exit costs	We do not charge an exit fee for this product.	€0

Ongoing costs

Management fees and other administrative or operating costs	2.92% of the value of your investment per year. The figure is an estimate based on actual costs over the last year. The management fee of the investment basket is 0.875% of the gross asset value (GAV), the management fee of the underlying fund is 0.875% of the gross asset value (GAV), and the other ongoing costs of the underlying fund is 0.25% of the gross asset value (GAV). The net asset value (NAV) is affected by the debt ratio of the underlying fund, which can be a maximum of 50% according to the rules of the investment basket.	€292
Transaction costs	0.63% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	€63

Incidental costs

Performance fees and/or Carried interests	The actual amount will vary depending on how well your investment performs. The total cost estimate presented (0.22%) consists the average of the last five years. The figure consists of underlying investments' performance fees.	€22
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HOW LONG SHOULD I HOLD AND CAN I TAKE MONEY OUT EARLY?

The investment basket is intended for investors who hold their investments for at least 5 years. It is possible to redeem the investment basket units only twice a year, on the last day of March and September. When redeeming the investment basket's units, the investor must present a redemption assignment to the insurance company at the latest one month prior to the redemption date. Upon redemption of the investment basket units, a maximum of 2% can be charged to the investor as redemption cost. The redemption cost is always charged for redemption assignments when the underlying asset charges it to the insurance company, even if the units of the investment basket are redeemed due to the death of the investor.

HOW CAN I COMPLAIN?

The customer can complain about the product, the activities of the product's developer or the party selling the product/providing advice by contacting Mandatum via Web Service through an online message at the address www.mandatum.fi or calling our customer services at tel. +358 200 31100 (Inc/mnc). The complaint can also be made by letter. The feedback will be handled according to current legislation. The processing of the matter will take place without delay, however, within a maximum of 30 days.

Postal Address:

Mandatum Henkivakuutusosakeyhtiö
Asiakasposti/2011 Kalevantie 3
20520 Turku

Mandatum's decision may be submitted for consideration to the Finnish Financial Ombudsman Bureau (FINE www.fine.fi), the Finnish Insurance Complaints Board or another body issuing recommended decisions. Mandatum's decision can also be appealed to the Helsinki District Court or the Finnish District Court of the district in which the complainant permanently resides.

OTHER RELEVANT INFORMATION

Investors must carefully familiarise themselves with the terms and conditions and brochures relating to the insurance and investments linked to it before taking out or changing an insurance policy or selecting or changing investments. The product's other statutory materials, product description, terms and conditions, and price list can be found on Mandatum's web page at www.mandatumlife.fi and by calling Mandatum's customer service +358 200 31100, (Inc/mnc). Previous published return scenarios and performance are available at: www.mandatumlife.fi/4a77e5/globalassets/sijoituskohdeet_mandatum/PRIP-liite/Mandatum-AM-Kiinteisto-II-liite.pdf