



This document provides the investor with key information regarding the Fund. It does not constitute marketing material. The provision of key information is a statutory requirement for ensuring that the investor understands the nature of the Fund and the investment risks associated with same. You are advised to read this document in order to make an informed investment decision.

UB GLOBAL FUND (NON-UCITS)

ISIN code: FI4000414461 (A, growth unit series) • FI4000414479 (B, growth unit series) • FI4000414487 (C, growth unit series)

The Fund is managed by UB Fund Management Company Ltd, part of the Finnish United Bankers group.

OBJECTIVES AND INVESTMENT POLICY

The assets of the Fund are invested in funds investing in the shares of domestic and foreign listed real estate and infrastructure companies, as well as in other equity funds. The Fund does not invest its assets in an index-type manner, but, rather, it may actively increase or decrease the proportion of different market areas and sectors in its investments. The Fund has wide international diversification and in its investment policy it combines real asset classes with traditional equity investments. The Fund's targeted risk level is lower than in the equity market on average.

In a neutral allocation, approximately one third of the Fund's assets are invested in traditional equity funds, one third in infrastructure funds and one third in REIT funds. The portfolio manager may, however, freely alter the weighting of the fund in accordance with the market conditions. The objective of the Fund's

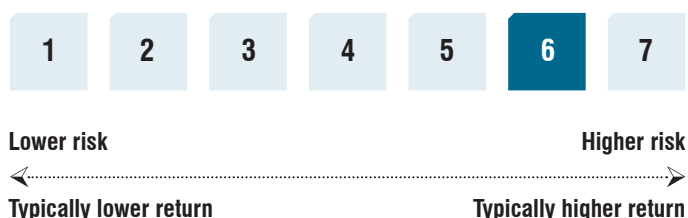
investment activities is to increase the value of the fund unit in the long term by investing the assets in accordance with the laws applicable to the Fund and the Fund Rules.

The Fund is suited for an investor wishing to invest in a diversified manner in the real estate and infrastructure market as well as in equity.

Fund subscriptions and redemptions may be executed on each banking day. Orders must be submitted to the management company latest by noon (Finnish time) on the banking day preceding the desired value date.

Recommendation: This Fund may not be suitable for investors intending to redeem their holding in the Fund in less than five years.

RISK AND REWARD PROFILE



The risk and reward profile of the Fund is determined based on the volatility key figure depicting return fluctuation, calculated from the performance history over five years. The risk category is based on modelled return in line with the Fund's neutral allocation. This is because the Fund does not yet have a performance history of five years, and the Fund does not have a benchmark index that could be used to supplement the historic returns.

The risk category illustrates the risk level of a fund. The Fund's risk category is 6, which means that the value development of the Fund's units is associated with a high level of risk. Even the lowest risk category (1) does not signify a risk-free investment. The Fund's risk and reward profile and risk category are subject to change. The risk category is determined based on past performance, which cannot be used to predict the future development of the Fund's risk and reward profile and risk category.

The investor should also consider other risk factors that are not necessarily fully captured by the risk indicator:

Liquidity risk: The risk of it not being possible to liquidate the Fund's investments into cash in the contemplated timetable or at the desired price.

Industry risk: Since the focus of the Fund's investment activities is primarily in real estate and infrastructure investments, the risk associated with these sectors is highlighted in the Fund, albeit investments are made indirectly via intermediate instruments. The operational success of the said target sectors may impact the value of the fund unit.

Risk of special occurrences: Unforeseen occurrences, such as a sudden decline in the value of money or political events may impact Fund value or liquidity.

Further information is available in the Fund Prospectus.

FUND EXPENSES

The expenses paid by the investor are allocated towards the payment of the Fund's operational costs, such as marketing and distribution costs. These expenses decrease the potential return of the investment.

Fees related to subscribing for and redeeming Fund units	
Subscription fee	2 %
Redemption fee	1 %
These are the maximum fee amounts that may be charged from the investment by way of costs in connection with subscriptions and redemptions.	
Fees chargeable from the Fund in the course of a year	
Ongoing charges (estimate)	2,62 % (A series) 2,27 % (B series) 1,82 % (C series)
Fees chargeable from the Fund in certain specific situations	
Performance-based fee	No performance-based fee

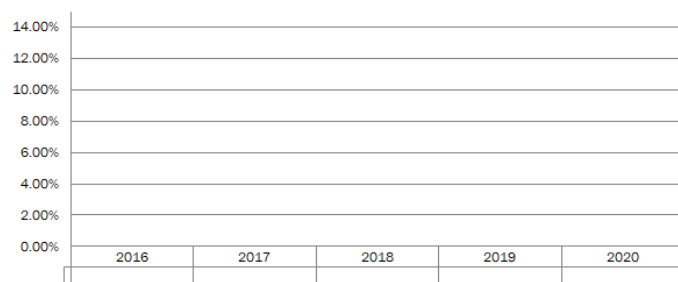
Ongoing charges illustrate the ratio of total expenses to the value of the Fund. Since the Fund has been operational for less than a year, the ongoing charges figure is based on an estimation. The amount may vary from year to year. The ongoing charges include management and custody fees, but exclude:

- Performance-based fees
- Transaction costs payable by the Fund, except for the subscription/redemption fees paid when buying or selling units in another fund.

The management and custody fees have been taken into account in the daily values, and the investor is not charged for these fees separately.

Further information regarding the expenses may be found in the Fund Prospectus. The Fund Prospectus is available from www.unitedbankers.fi.

PAST PERFORMANCE



The Fund's inception date: 2 March 2020.

Past performance for a full calendar year is not available for the Fund, for which reason past performance is not shown.

FURTHER INFORMATION

The minimum subscription amount for the Fund's C series is EUR 500 000, for the B series EUR 100 000 and for the A series the minimum subscription is EUR 1 000.

Further information regarding the fees and subscription requirements for each fund series, as well as the applicable exceptions, is available from the valid Fund Prospectus, available from the Management Company.

The Fund's Custodian is Skandinaviska Enskilda Banken AB (publ), Helsinki Branch and the portfolio manager is UB Asset Management Ltd.

The tax legislation of the Fund's country of domicile may impact the personal taxation of the investor.

UB Fund Management Company Ltd. may only be held liable on account of this document containing misleading or inaccurate information, or information that contradicts the Fund Prospectus.

The Fund Rules, Fund Prospects, Key Investor Information Document, semi-annual review, information concerning the salary and remuneration policies applied by the Management Company, as well as the Fund's financial statements are available free of charge, in Finnish, from the Management Company's website at www.unitedbankers.fi/rahastot or from the Management Company. Also the value of the Fund unit is published on the above-mentioned website.

The Fund Rules were furnished to the Finnish Financial Supervisory Authority for information purposes on 11 December 2019 and became effective on 16 January 2020.

The Fund Management Company is licensed in Finland. The Fund and the Management Company are subject to oversight by the Finnish Financial Supervisory Authority.

This Key Investor Information Document shall be valid as of 1 January 2021.