

Key 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 Finland Properties II

Mandatum AM AIFM Ltd

ISIN: FI4000270012

www.mandatumam.com

For further information, call Mandatum's customer service at +358 200 31100 (Inc/mnc).

The fund is managed by Mandatum AM AIFM Limited, which is part of the Mandatum Group. The fund and its management company are authorized by the Finnish Financial Supervisory Authority (FIN-FSA), which also regulates it with regard to this key information document.

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

WHAT IS THIS PRODUCT?

Type: A special common fund and an alternative investment fund (AIF)

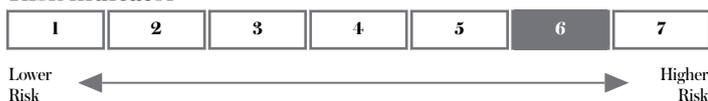
Term: The fund has no expiration date. The fund may, at its discretion, decide to terminate the fund or its series. The recommended investment period is at least 5 years and it is based on the fund's risk indicator and investment strategy.

Objective: The Fund's assets are primarily invested in real estate properties located in Finland and in real estate securities. Additionally, assets may be invested in real estate development projects, publicly traded securities of companies engaged in real estate investment activities, and other investment objects permitted by the fund's rules. The fund is responsible for the ownership, care and maintenance of all the real estate properties held as investment objects. Interest and dividend income from the fund's investments is invested back into the fund.

Intended Retail Investor: The fund 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 fund's investments is extremely limited which is why the investor must not be dependent on the liquidity of the investment they have made. The fund 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 fund has no capital protection. The value of the investment can increase or decrease. The fund is

exposed to limited liquidity associated with high-risk alternative investments and very high return risk and capital risk.

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 | €1,010 | €1,040 |
| | Average return each year | -89.88% | -36.39% |
| Unfavourable | What you might get back after costs | €5,910 | €5,960 |
| | Average return each year | -40.87% | -9.82% |
| Moderate | What you might get back after costs | €10,000 | €12,060 |
| | Average return each year | -0.04% | 3.82% |
| Favourable | What you might get back after costs | €13,500 | €17,010 |
| | Average return each year | 34.99% | 11.21% |

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 AM AIFM LTD IS UNABLE TO PAY OUT?

The assets of the investment fund are kept in its custodian. The insolvency of the fund company does not affect the fund's assets kept by the custodian, but in the event of insolvency of the custodian or the entity acting on its behalf, the fund may suffer a financial loss. This loss is not covered by any investor compensation or guarantee system. However, the risk is reduced to some extent by the fact that the custodian is legally required to keep its own assets separate from the investment fund's assets. The custodian is also, with certain limitations, responsible for the losses incurred by the fund and the unit owners, which are caused by the custodian's negligence, fraud or willful neglect of duties.

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 and 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 1: Costs over time

| | If you exit after 1 year | If you exit after 5 years |
|-------------------------------|--------------------------|---------------------------|
| Total costs | €760 | €3,160 |
| Annual cost impact (*) | 7.58% each year | 4.94% 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 3.8% after costs.

Table 2: Composition of costs

| One-off costs | | If you exit after 1 year |
|----------------------|---|---------------------------------|
| Entry costs | 2.00% of the amount you pay in when entering this investment. | €200 |
| Exit costs | 2.00% of your investment before it is paid out to you. | €200 |

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 costs of the fund are 2.00% of the gross asset value (GAV) of the holdings, of which the management fee is 1.75%. The net asset value (NAV) is affected by the costs of the underlying fund, which can be a maximum of 50% according to the rules of the fund. Total costs of the holdings' net asset value (NAV) are 2.92%. | €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 fund's performance-based fee is 20%. Performance-based fee will be charged for the portion of the fund unit's return that exceeds the benchmark return. The benchmark return pursuant to the Fund Rules that is to be applied in the calculation of the fee is a fixed annual return of 6%. The total cost estimate presented (0.22%) consists the average of the last five years. | €22 |
|---|--|-----|

HOW LONG SHOULD I HOLD AND CAN I TAKE MONEY OUT EARLY?

There is no minimum investment period in this fund, but it is intended as a long-term investment. The recommended investment period is 5 years. Fund units can be redeemed two times a year, on the last banking day of March and September. A redemption assignment shall be submitted no later than one month prior to the redemption day.

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 AM AIFM Ltd via 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:

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00101 Helsinki

Email:

fundserves@mandatumam.com

OTHER RELEVANT INFORMATION

The fund's statutory documents, such as the rules, are available at www.mandatumam.com/investing-with-us/mandatum-am-aifm-ltd or from the service provider acting as the fund's distributor. Previous published return scenarios and previous performance for the last 1–10 years (depending on how long the fund has been in operation) are available at:

www.mandatumlife.fi/4a77e5/globalassets/sijoituskohteet_mandatum/PRIP-liite/Mandatum-AM-Suomi-Kiinteistot-II-liite.pdf