

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

Nordea Bostadsobligationsfond

A-A accumulating SE0004198703

The fund is managed by Nordea Funds Ltd which is part of the Nordea Group. The Swedish Financial Supervisory Authority is responsible for supervising Nordea Funds Ltd in relation to this document. Nordea Funds Ltd is authorised in Finland and regulated by the Finnish Financial Supervisory Authority. This Fund is authorised in Sweden.

www.nordea.se/fonder

More information from Nordea Customer Service tel. +46 771 22 44 88

Date of Production 26/03/2024

What is this product?

Type: The Fund is a UCITS fund.

Term: The Fund has no termination date. However the Management Company may, at its discretion, decide to terminate or merge the Fund or its unit series.

Objectives: The objective of the Fund is to provide investors with investment growth in the long term.

The Fund is an actively managed fixed income fund focusing on Swedish mortgage bonds (Bostadsobligationer).

The Fund may invest in transferable securities, money market instruments, fund units, deposits with credit institutions and derivatives.

Specifically, the Fund invests minimum 75 percent of total assets in bonds, debt securities and other fixed income instruments issued or guaranteed by the government, municipalities, county councils or public authorities in Sweden as well as by financial companies and other issuers listed, domiciled or conducting the majority of their business in Sweden.

Furthermore, the Fund may invest in bonds, debt securities and other fixed income instruments issued or guaranteed by governments, public authorities or supranational institutions in Europe as well as by financial companies and other issuers listed, domiciled or conducting the majority of their business in European countries.

The Fund invests in bonds, debt securities and other fixed income securities that are denominated in SEK or other European currencies.

Up to 10 percent of total assets may be invested in units of other investment funds.

The Fund may invest in other funds that have different investment strategies or restrictions.

The Fund may invest more than 35 percent of its assets in bonds and other debt instruments issued and/or guaranteed by the Swedish government or Swedish mortgage lenders.

The majority of the Fund's fixed income securities, other than those issued or guaranteed by the Swedish government, shall have a long-term credit rating of at least BBB-, Baa3 (or a corresponding). If the instrument does not have a credit rating, the credit rating of the issuer is monitored.

The external credit ratings of financial instruments are not used as the sole criterion when making investments, and when assessing creditworthiness, other factors impacting the overall risk are taken into consideration in addition to the credit rating. On the basis of an internal assessment by the Fund Company, the Fund's assets may also be invested in financial instruments with no external credit rating.

The range of the Macaulay duration of the Fund is 0-4 years.

A major part of the Fund's currency exposure is hedged to the base currency, although the Fund may also be exposed (through investments or cash) to other currencies.

The Fund may use derivatives as part of the investment policy for hedging (reducing risks) and efficient portfolio management.

The Fund promotes environmental and/or social characteristics as per Article 8 of the EU Sustainable Finance Disclosure Regulation (SFDR). Further information about the ESG criteria is available in the Prospectus and at www.nordea.se/fonder.

The Fund's benchmark is OMRX Mortgage Bond Index 70% and OMRX T-Bill 30%.

The Fund can invest in securities not included in the benchmark in order to take advantage of investment opportunities. The investment strategy may therefore cause deviations in the risk and return of the Fund compared to the benchmark. The level of active risk when managing the Fund is controlled by monitoring the tracking error.

The benchmark represents the long-term profile of the Fund with respect to risk, return and choice of securities.

The base currency of the Fund is SEK.

Subscription to and redemption of fund units can normally take place on all banking days.

The Fund both consists of an accumulating and a distributing unit class. The dividend is paid in April.

Intended retail investor: The Fund offers a diversified portfolio of securities for investors interested in wealth accumulation, pension savings or similar investment purposes.

The recommended holding period of the Fund is at least 3 years, assuming the Fund is the sole or major holding of the investor. The recommended holding period is primarily based on the historical volatility of the underlying investments and is not directly applicable if used in a portfolio based on the investor's risk profile. The Fund is not intended for short term speculation purposes.

The Fund is intended for investors who accept and understand that the value of the Fund is directly linked to the value of underlying investments, will fluctuate over time and that the invested amount can be lost entirely or partly. Investments in the Fund require no specific knowledge of the financial market or instruments from the investor.

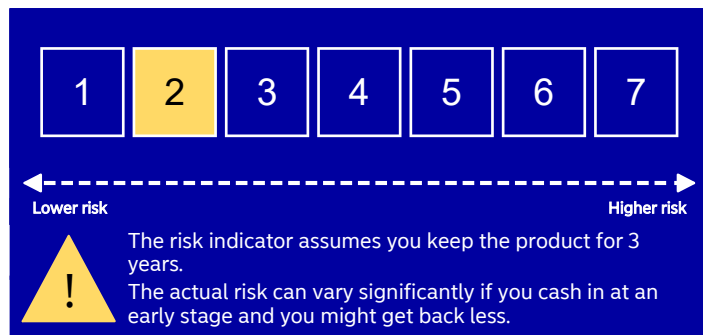
Further information: The Fund's depositary is J.P. Morgan SE - Stockholm Bank Branch.

Fund rules, prospectus, net asset values of fund units and other information material as well as annual- and semi-annual reports (in Swedish) are available free of charge at www.nordea.se/fonder or at Nordea's branch office.

What are the risks and what could I get in return?

Risk indicator

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.



We have classified this product as 2 out of 7, which is a low risk class. This rates the potential losses from future performance at a low level.

Other risks materially relevant to the PRIIP not included in the summary risk indicator:

Credit risk, Concentration risk, Interest-rate risk, Covered bond risk.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:		3 years	
Example Investment:		100 000 SEK	
		If you exit after 1 year	If you exit after 3 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	92 060 SEK	92 740 SEK
	Average return each year	-7.94%	-2.48%
Unfavourable	What you might get back after costs	93 520 SEK	92 900 SEK
	Average return each year	-6.48%	-2.42%
Moderate	What you might get back after costs	100 190 SEK	100 650 SEK
	Average return each year	0.19%	0.22%
Favourable	What you might get back after costs	105 380 SEK	104 760 SEK
	Average return each year	5.38%	1.56%

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 stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment between 2019 - 2022.

Moderate scenario: This type of scenario occurred for an investment between 2017 - 2020.

Favourable scenario: This type of scenario occurred for an investment between 2013 - 2016.

What happens if Nordea Funds Ab, Svensk Filial is unable to pay out?

The assets of the Fund are held in safekeeping by its depositary. In the event of our insolvency, the Fund's assets in the safekeeping of the depositary will not be affected. However, in the event of the insolvency of the depositary, or someone acting on its behalf, the Fund may suffer a financial loss. This loss will not be covered by any investor compensation or a guarantee scheme. However, this risk is mitigated to a certain extent by the fact that the depositary is required by law and regulation to segregate its own assets from the assets of the Fund. The depositary will also be liable to the Fund and the investors for any loss arising from, among other things, its negligence, fraud or intentional failure to properly fulfil its obligations (subject to certain limitations).

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return) For the other holding periods we have assumed the product performs as shown in the moderate scenario
- SEK 100 000 is invested.

	If you exit after 1 year	If you exit after 3 years
Total costs	554 SEK	1 681 SEK
Annual cost impact (*)	0.6%	0.6% 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 0.8% before costs and 0.2% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	0.00 % We do not charge an entry fee but the person selling you the product may do so.	0 SEK
Exit costs	0.00 % We do not charge an exit fee but the person selling you the product may do so.	0 SEK
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.50 % of the value of your investment per year. This is an estimate based on actual costs over the last year, or on expected costs if the product was recently launched.	500 SEK
Transaction costs	0.05 % 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.	54 SEK
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 SEK

How long should I hold it and can I take money out early?

This fund has no required minimum holding period but is designed for long-term investment.

Recommended holding period: 3 years.

Subscription to and redemption of fund units can normally take place on all banking days.

How can I complain?

If you wish to make a complaint about the fund, you can contact the person who advised you or sold you the product. If Nordea is the distributor you can turn to www.nordea.se/privat/kundservice/tyck-till or write to Nordea Bank, Smålandsgatan 17, 105 71 Stockholm.

Other relevant information

More information about the Fund is in the Fund's prospectus available at Nordea Funds homepage, www.nordea.se/fonder.

Previous performance scenarios and past performance for the past 1-10 years, depending on how long the Fund/unit class has operated, are available at:

<https://docs.fundconnect.com/getdocument.aspx?clientid=i1g0xyvk-ztaq-jdr2-cm3y-0sshe4ukztmc&isin=SE0004198703&lang=en-GB&type=KMS>

<https://docs.fundconnect.com/getdocument.aspx?clientid=i1g0xyvk-ztaq-jdr2-cm3y-0sshe4ukztmc&isin=SE0004198703&lang=en-GB&type=KPP>