

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

Espiria 30
a sub-fund of Espiria

Class A - LU1120868382

This product is authorised in Luxembourg.

Manufacturer

Name: Espiria

Contact details:

11, rue Sainte-Zithe L-2763 Luxembourg
www.espiria.se - Call +352 20 882 191 for more information.

Competent Authority:

The Commission de Surveillance du Secteur Financier is responsible for supervising the manufacturer in relation to this Key Information Document.

Management company

East Capital Asset Management S.A. is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier.

Date of production

01/01/2023

What is this product?

Type

This product is a share of an investment company qualifying as an undertaking for collective investment in transferable securities (UCITS).

Term

This sub-fund has no maturity date. However, the manufacturer may decide to close the sub-fund under certain circumstances.

Objectives

The investment objective of the sub-fund is to achieve a combination of income and long -term capital appreciation.

The sub-fund will invest directly or indirectly in debt securities and money market securities.

The sub-fund will invest a target of 30% of the sub-fund's net assets directly or indirectly in global markets equities, including emerging markets equities, and equity related securities or depositary receipts representing such global market equities. Indirect exposure will be achieved through investment in units of other UCITS, other UCIs, exchange traded funds as well as in UCITS eligible structured products such as participatory notes and/or equity-linked notes.

The sub-fund is categorised as an Article 8 Fund under the SFDR regulation. For further information "Environmental, social and governance ("ESG") and sustainability related disclosure" in the prospectus.

The sub-fund may invest directly up to 3.5% of its net assets in China A-Shares through the Shanghai-Hong Kong Stock Connect and/or through the Shenzhen-Hong Kong Stock Connect, or through any other eligible means providing PRC stock market access.

The sub-fund aims, over the long term, to invest, directly or indirectly, 65%-100% of its net assets in debt securities of any kind (including below investment grade securities, unrated securities, distressed/defaulted securities, contingent convertible securities) and money market securities and/or UCITS, other UCIs and exchange traded funds with exposure to these asset classes and up to 35% of its assets in global markets equities, including emerging market equities, and equity related instruments and/or UCITS, other UCIs and exchange traded funds with exposure to these asset classes. However, the percentage invested directly or indirectly in any of the above types may vary over time, depending on market factors and exposure to global equities may represent up to 50% of the total exposure, i.e. the aggregated value of direct investments and commitment from investments in financial derivative instruments, of the sub-fund. Direct investments in contingent convertible securities will not exceed 20% of the sub-fund's net assets. Investments in distressed/default securities will not exceed 10% of the sub-fund's assets.

The sub-fund may utilise financial derivative instruments for hedging purposes

as well as implementing its investment objective. Use of derivatives may result in exposure beyond the AuM of the sub-fund which may, depending on the market circumstances, increase or decrease the volatility of the Net Asset Value. The sub-fund is allowed to invest in cash and cash equivalents on an ancillary basis.

Benchmark: The portfolio is actively managed on a discretionary basis without reference to a benchmark.

Intended retail investor

The sub-fund is suitable for investors who consider funds to be a good way of investing capital in order to take part in the development of the capital market. The sub-fund is also suitable for more experienced investors wishing to achieve a specific investment objective. The investor must understand more volatile products and must be able to accept temporary losses, so the sub-fund is suitable for investors who can hold the capital for a period of at least 2 years.

Other information

Depository: Skandinaviska Enskilda Banken. AB (publ) – Luxembourg Branch

Dividend income: This class is a capitalisation class meaning that income is reinvested.

Conversion right: The investor has the right to convert his investment in shares in one sub-fund for shares in the same sub-fund or in another sub-fund. The investor can obtain information about how to convert in the prospectus of the fund.

Segregation: The assets and liabilities of a sub-fund are segregated pursuant to the law so that the commitments and liabilities of one sub-fund do not affect the other sub-funds.

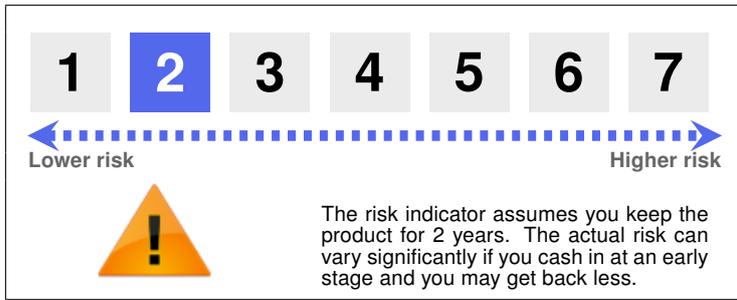
Additional information: Additional information about the fund, copies of its prospectus, the latest annual and semi-annual report and the latest prices of shares may be obtained free of charge from the management company or on www.espiria.se. The prospectus and the periodic reports are prepared for the entire fund and are available in English. The management company may inform you about other languages in which these documents are available.

This sub-fund was launched in 2011 and this share class in 2014.

The currency of the share class is expressed in SEK.

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, and poor market conditions are very unlikely to impact our capacity to pay you.

Be aware of currency risk. You may receive payments in a currency that differs from your reference currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

The sub-fund is also exposed to the following materially relevant risks that are not included in the summary risk indicator: Credit risk, liquidity risk, risks associated with derivatives, counterparty risk, currency risk, operational risk

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

If we are not able to pay you what is owed, you could lose your entire investment.

Performance scenarios

Recommended holding period: 2 years

Example investment: 100,000 SEK

		If you exit after 1 year	If you exit after 2 years (recommended holding period)
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	76,470 SEK	82,790 SEK
	Average return each year	-23.5 %	-9.0 %
Unfavourable	What you might get back after costs	91,460 SEK	89,120 SEK
	Average return each year	-8.5 %	-5.6 %
Moderate	What you might get back after costs	104,810 SEK	107,710 SEK
	Average return each year	4.8 %	3.8 %
Favourable	What you might get back after costs	115,010 SEK	121,080 SEK
	Average return each year	15.0 %	10.0 %

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.

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 and of a suitable benchmark over the last 10 years. Markets could develop very differently in the

future.

This type of scenario occurred for an investment between 2012 and 2022, by referring to a benchmark between 2012 and 2017.

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

What happens if Espiria is unable to pay out?

If we are not able to pay you out what we owe you, you are not covered by any national compensation or guarantee scheme. To protect you, the assets are held with a separate company, the depositary Skandinaviska Enskilda Banken. AB (publ) – Luxembourg Branch. Should we default, the investments are liquidated and the proceeds are distributed to the investors. In the worst case, however, you could lose your entire investment.

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 period we have assumed the product performs as shown in the moderate scenario
- 100,000 SEK is invested

	If you exit after 1 year	If you exit after 2 years
Total costs	1,600 SEK	3,347 SEK
Annual cost impact (*)	1.6 %	1.6 % 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 5.4% before costs and 3.8% 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. These figures include the maximum distribution fee that the person selling you the product may charge (0.2% of amount invested / 200 SEK). This person will inform you of the actual distribution fee.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee for this product.	0 SEK
Exit costs	We do not charge an exit fee for this product.	0 SEK
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.5% of the value of your investment per year. This is an estimate based on actual costs over the last year.	1,500 SEK
Transaction costs	0.1% 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.	90 SEK
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 SEK

A maximum conversion fee of 1.0% is charged for the conversion of part or all of the shares.

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

Recommended holding period: 2 years

You should be prepared to stay invested for 2 years. However, you can redeem your investment without penalty at any time during this time, or hold the investment longer. Under normal circumstances, you may sell your shares any day on which banks are open for business in Luxembourg and Sweden.

How can I complain?

If you have any complaints about the product, the conduct of the manufacturer or the person that advised on or sold this product, you can use different communication channels: by e-mail to luxembourg@eastcapital.com, by letter to East Capital Asset Management S.A. 11, rue Sainte-Zithe L-2763 Luxembourg, by phone calling the number +352 20 882 191.

In all cases, the complainant must clearly indicate his/her contact details (name, address, phone number or email address) and provide a brief explanation of the claim. More information is available on our website www.espiria.se.

Other relevant information

The issuing document of the product, the latest version of the Key Information Document as well as the latest annual and semi-annual report, may be obtained free of charge on www.espiria.se.

Past performance and previous performance scenarios: Historical returns for the last 7 years and previously published performance scenarios, updated on a monthly basis, are available on <https://www.yourpriips.eu/site/76561/en>.