

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

Lannebo Fastighetsfond Select A SEK

Lannebo Fonder AB

ISIN: SE0016797823

www.lannebo.se

Call +46 8 5622 5222 for more information.

The Swedish Financial Supervisory Authority is responsible for the supervision of Lannebo Fonder AB in relation to this Key Information Document.

This fund is authorised in Sweden and managed by Lannebo Fonder AB.

Lannebo Fonder AB is authorised in Sweden and regulated by Swedish Financial Supervisory Authority.

The date of production of this KID is **10 July 2023**.

WHAT IS THIS PRODUCT?

Type: Special fund

Term: There is no maturity date for the fund. The fund company have a right to close the fund and redeem the units, please see the prospectus for more information.

Objectives: The fund mainly invests in equities in Nordic listed companies but can to some extent make investments on the European market. The fund is focused on real estate companies and related sectors such as the construction sector, housing development as well as infrastructure. The fund does not invest in companies that violate international conventions or in companies that produce and/or distribute controversial weapons. The fund also refrains from investing in companies in which more than 5 per cent of the company's turnover comes from the production and/or distribution of tobacco, cannabis, alcohol, weapons, gambling or pornography. The fund also refrains from investing in companies in which more than 5 per cent of the company's turnover comes from extracting of fossil fuels (coal, oil and gas). The fund is managed according to Lannebo Fonder's investment philosophy of active asset management. This means that we focus on fundamental company analysis and valuation of individual stocks in companies whose business models we understand. We are independent in our management of, and in our decisions regarding, the fund. Focus is placed on each of the fund's individual investments and its outlooks. The most attractive shares, according to the managers, are the largest holdings in the fund, regardless of the holdings in the fund's benchmark. We try to avoid factors that affect stock prices in the short term, resulting in that we invest in companies where we may have a qualified opinion about the company prospects where valuations are considered attractive enough. The fund also short sells equities, which we believe will have a weak price performance, which means that the fund sells shares it does not own but have borrowed. These short sales may finance additional investments in equities that we believe will have a more positive share price performance. A consequence of this is that the gross exposure to the equity market exceeds 100 per cent of the fund's assets. The fund is expected to invest between 115 and 125 per cent in real estate stocks and take short positions in stocks and/or fixed-income securities up to between 15 and 25 percent. Net exposure to the equity market, however, is normally between 90 and 100 per cent. The fund may use derivatives as part of its investment policy. The fund normally invests in 20 to 30 companies. The fund is a special fund, which i.a. means that the fund may concentrate its holdings to a smaller number of companies than is the case for an ordinary equity fund. Deviations from the benchmark index can be both larger and smaller, please see the fund's annual report or prospectus for an account of the fund's actual deviations in relation to its benchmark over time. The fund's benchmark index is VINX Real Estate SEK NI. The objective is that over time, taking into account the level of risk, generate a stable return. The management of the fund may be compared with the fund's benchmark. The fund normally pays no dividend and all income is reinvested in the fund. Purchase and sale of fund units may normally be made last banking day of the month.

Intended Retail Investor: This fund may be suitable for those who plan to hold their investment for at least five years and who understand that the money invested in the fund may increase or decrease in value and that there is no guarantee that you will get back all the capital invested. To invest in the fund, you do not need to have any particular prior knowledge or experience of funds or financial markets.

Custodian: Skandinaviska Enskilda Banken Ab (publ)

Annual and half-yearly reports, prospectus, latest unit prices and other practical information can be obtained here in Swedish and English: www.lannebo.se

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

Risk Indicator



The risk indicator assumes you keep the product for 5 year(s).

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. We have classified this product as

5 out of 7, which is a medium-high risk class. This means that the fund has a medium-high risk of increases and decreases in unit value. The indicator mainly reflects the increases and decreases in the value of the shares that the fund invests in.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the risk indicator shown. Risks not captured by

the risk indicator: liquidity risk, the level of risk when liquidity in the market is limited may be higher than indicated by the indicator. Counterparty risk, the fund may borrow securities, then collateral is provided to the counterparty.

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 fund and an appropriate benchmark over the last 10 years. Markets may develop quite differently in the future.

Recommended Holding Period: 5 years

Example Investment = SEK 100,000

Scenarios

If you exit after 1 year

If you exit after 5 years
(recommended holding period)

Minimum		There is no minimum guaranteed return. You could lose some or all of your investment.	
Stress	What you might get back after costs	SEK 11,590	SEK 11,470
	Average return each year	-88.4%	-35.2%
Unfavourable	What you might get back after costs	SEK 47,940	SEK 43,130
	Average return each year	-52.1%	-15.5%
Moderate	What you might get back after costs	SEK 117,780	SEK 213,620
	Average return each year	17.8%	16.4%
Favourable	What you might get back after costs	SEK 161,930	SEK 284,720
	Average return each year	61.9%	23.3%

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 show what you might get back in extreme market circumstances.

Unfavourable Scenario: This type of scenario occurred for an investment between November 2021 and June 2023.

Moderate Scenario: This type of scenario occurred for an investment between May 2014 and May 2019.

Favourable Scenario: This type of scenario occurred for an investment between November 2016 and November 2021.

WHAT HAPPENS IF LANNEBO FONDER AB IS UNABLE TO PAY OUT?

A fund investor owns fund units in a fund. The fund is managed by the fund company, while the fund's securities are held in a separate custodian. The depositary keeps the fund's securities separate from its own assets. In the event of bankruptcy of the depositary or the fund company, the fund's securities are protected from bankruptcy.

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 amount 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 fund and how well the fund does. These amounts are illustrations based on example investment amount and different possible investment periods. If the fund is part of another product, e.g. unit-linked insurance, there may be other costs for that product.

We have assumed:

-In the first year you would get back the amount that you invested (0% annual return). For the 5 years we assumed the product performs as shown the moderate scenario.

-100 000 SEK is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	SEK 2,090	SEK 23,820
Annual cost impact (*)	2.1% each year	2.5% 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 18.9% before costs and 16.4% 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.

WHAT ARE THE COSTS? (CONTINUED)

Composition of costs

One-off costs		If you exit after 1 year
Entry costs	No entry costs are payable when you acquire your investment.	SEK 0
Exit costs	No exit costs are payable when you dispose of your investment.	SEK 0
Ongoing costs		
Other ongoing costs	1,1% of the value of your investment per year. This is an estimate based on actual costs over the last year.	SEK 1,075
Portfolio transaction costs	0,4% 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.	SEK 388
Incidental costs		
Performance fees	The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last five years. The fee is 20% of the return exceeding the VINX Real Estate SEK NI. If the return falls below the index, no fee is charged before it is compensated. Fee may be charged in case of negative performance.	SEK 629

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

Recommended holding period: 5 year

The fund has no minimum holding period requirement but as it invests in equities it is suitable for a medium to long investment horizon. You should be prepared to invest in the fund for at least 5 years. You will normally be able to redeem your fund units the last banking day of the month without any additional charge.

HOW CAN I COMPLAIN?

If you have any complaints about the product, you may lodge your complaint by writing to the Company at Lannebo Fonder AB, Klagomålsansvarig, Box 7854, 103 99 Stockholm or by email to kundklagomal@lannebo.se or via the Company's website at www.lannebo.se. If you have a complaint about a person who is advising on, or selling, the product you should pursue that complaint with the relevant person in the first instance.

OTHER RELEVANT INFORMATION

For further documentation about the fund, please see the fund's prospectus and fund rules which are available at the fund's website, www.lannebo.se, together with inter alia current version of this key information document, the fund's annual and semi-annual reports and information regarding costs for previous periods.

Past performance will be available here: www.lannebo.se/faktablad/, however, at the moment, there is no history for the fund, since it recently started.

Previously performance scenarios calculations can be found here: www.lannebo.se/faktablad/