

Lannebo Fastighetsfond Select

Key Investor Information Document

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

ISIN code: SE0016797823

Share class: A SEK

Lannebo Fonder AB, registration no 556584-7042

Objective and investment policy

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 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. This document is valid for share class A SEK. Purchase and sale of fund units may normally be made last banking day of the month.

Benchmark: VINX Real Estate SEK NI.

Recommendation: The fund may not be suitable for investors who plan to withdraw their money within five years.

Risk and reward profile

Lower risk Higher risk

1	2	3	4	5	6	7
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Typically lower rewards

Typically higher rewards

About the indicator: The risk and reward indicator illustrates the relationship between risk and potential returns from an investment in the fund. The indicator is based on how the fund's value has changed over the last five years. Since the fund started 30 September 2021, the indicator is based on the history available of relevant comparative data.

The fund's investments: The fund belongs to category 6, which means a high risk of both increases and decreases in value. Category 1 does not mean the fund is a risk free investment. Over time the fund may shift to both the right and left on the indicator scale. This is because the indicator is based on historical data, which is not a guarantee of future risk and returns.

Since the fund has the option to invest more than 100 per cent of the fund's assets, both risks and opportunities for profit increase and decrease in proportion to what the indicator captured historically.

The equity market is generally characterized by high risk, but also the potential for high returns. The indicator mainly reflects

the increases and decreases in the value of the shares that the fund invests in. Since a proportion of investments are made in currencies other than the Swedish krona, the fund is also exposed to currency risk that can both reduce and increase returns apart from changes in the price of the shares that the fund invest in.

Risk factors not shown through the indicator: The liquidity risk, i.e. the risk that the securities may not be sold at the intended time without a major reduction in price or high costs, is not fully reflected in the indicator. This places greater demands on the management of liquidity and requires that periodically the fund have an appropriate mix of shares in order to manage liquidity risk in an effective manner. The risk is also managed through the management company's option to limit the size of the fund and that the fund is not open for withdrawals more than once a month and that unit holders in such a case must notify the fund company 15 banking days in advance. The fund's size limit is currently SEK 10 billion.

The counterparty risk, i.e. the risk of loss due to the counterparty to an agreement does not fulfil its obligations, is not fully reflected in the indicator. The fund may borrow shares to take short positions and may trade in derivatives. The fund provides collateral to the counterparty, which means that the fund is subject to counterparty risk.

The fund may be exposed to operational risk as a result of that the fund's management contains more complex elements such as techniques and instruments that give rise to safety requirements.

Operational risk is the risk of loss due to lack of internal routines or external factors such as legal and documentation-related risks as well as risks as a result of trading, settlement and valuation routines.

Charges

One-off charges taken before or after you invest	
Entry charge	None
Exit charge	None
<i>This is the maximum that might be taken out before investing/before the proceeds of investments are paid out.</i>	
Charges taken from the fund over a year	
Ongoing charges	1.02%
Charges taken from the fund under certain specific conditions	
Performance fee	1,11%

The performance fee amounts to 20 per cent of the fund's total return which exceeds the fund's benchmark VINX Real Estate SEK NI. The performance fee is calculated daily and collectively in the fund and is deducted from the fund monthly. If on any day the fund demonstrates capital growth that is below the performance threshold, no performance fee will be payable in the future until such time as this underperformance has been compensated. **Note that a performance fee may be charged if the fund has a higher return than its benchmark, even when**

a negative result. For further information about the calculation, please see the fund's prospectus.

Your distributor can provide you information regarding current fees.

The ongoing fees stated is an estimate, since the fund started 30 September 2021. The performance-based fee stated was charged for the period 30 September - 31 December 2021, ie. during the time the fund was in existence. The performance-based fee is not an estimate for the full year 2021.

The fee refers to the applicable fixed management fee that the fund company charges and compensation to custodian. The annual report of the fund will contain details of the exact charges for each financial year and may vary from one year to another.

Ongoing charges include the amount paid for the management, administration, marketing and other expenses including research costs for the fund. The ongoing charges do not include variable costs for securities trading (brokerage fees) and performance fee, if any. The charges cover the fund's costs including costs for marketing and distribution. These charges reduce the potential returns.

Past performance

Information on previous results are missing since the fund started 30 September 2021.

Past performance is not a guarantee for future performance.

Practical information

Additional information about Lannebo Fastighetsfond is available in the prospectus and the fund rules. These are available free of charge on our website in both Swedish and English. Please contact our customer service for a paper copy free of charge.

For information about the minimum investment amount and monthly savings, please refer to the website.

Website: www.lannebo.se

Phone number: +46 (0)8-5622 5200

Depository: Skandinaviska Enskilda Banken AB (publ).

Limitation of liability: Lannebo Fonder AB may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus for the fund.

Remuneration policy: Information about the management company's remuneration policy is available on the management company's website. A printed copy of

the information can also be obtained upon request free of charge.

Net asset value (NAV): The NAV is calculated daily and published on our website.

Tax: The tax legislation applied in the fund's authorisation country may have an effect on your personal tax situation.

Authorisation: This fund is authorised in Sweden and regulated by the Swedish Financial Supervisory Authority.

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