

# 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

**Name of Product:** Mandatum AM Finland Properties II

**PRIP Manufacturer:** Mandatum AM AIFM Oy

**ISIN:** FI4000270012

**Website:** [www.mandatum.fi](http://www.mandatum.fi)

Call +358 200 31100 for more information.

The fund is managed by Mandatum AM AIFM Oy, which is part of the Mandatum Group. Both the fund and the management company have been granted a license by the Finnish Financial Supervisory Authority, which also supervises them with regard to this Key Information Document.

This Key Information Document is accurate as at 18 December 2025.

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

## What is this product?

### Type

Special mutual fund and alternative investment fund (AIF).

### Term

The fund has no termination date. The fund may decide at its discretion to terminate the fund or its share class. The recommended holding period is at least 5 year and it is based on the investment basket's risk indicator and investment strategy.

### Objectives

The fund's long-term goal is to achieve the highest possible total return. The fund's assets will be invested mainly in real estate and real estate securities within Finland. Assets may also be invested in real estate development projects, publicly traded securities of real estate investment companies, and other investments deemed acceptable in the fund's Prospectus. The fund will be responsible for all costs arising from owning, managing, and maintaining the real estate in which it invests. Any interest and dividends from the fund's investments shall be reinvested in the fund.

### Intended Retail Investor

This fund suits investors who seek the potentially high returns connected to high-risk, alternative investments and who are prepared to accept the risk of losing capital and returns in part or in

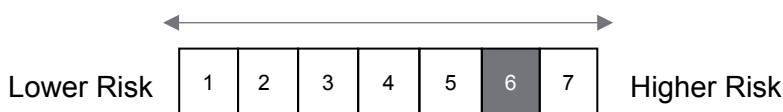
full. Due to the highly limited liquidity typical for investments in this fund, investors should not be dependent on the liquidity of their investments. This fund suits investors who intend to keep their investment at least 5 years. Exiting the investment before the recommended minimum holding period will increase the risk of value fluctuations for the investment.

### Practical Information

The fund's depositary is OP Säilytys Oy. Fund subscriptions may be made four times per year at minimum. The regular subscription dates are the last day of March, June, September, and December of each calendar year. Fund subscriptions may be redeemed twice a year, on the last banking day of March and September. The redemption order must be made two months before the redemption date (on the last banking day of the previous month at the latest). The fund's Prospectus and the latest information on the value of units is available for free in Finnish and English via <https://www.mandatumam.com/fi/sijoittaminen-kanssamme/mandatum-am-aifm/>. The fund's financial statement and annual report are available at the office of the Management Company during opening hours. The Management Company will provide these materials via email when necessary.

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

### Risk Indicator



The risk indicator assumes that you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

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 6 out of 7, which is the second-highest risk class.

This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact our capacity to pay you.

The fund's risk-reward profile and risk category are subject to change. Not even the lowest risk category would mean that the investment is completely risk-free. The actual risk can vary significantly if you sell your investment at an early stage. The fund has limited liquidity associated with high-risk alternative investments as well as very high return and capital risk. Return risk and capital risk mean that the investor may lose the capital that they have invested as well as the returns in part or in full. This product does not contain any protection against future market developments, which means that you may lose your invested capital in part or in full. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

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

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

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

The unfavourable scenario occurred for an investment in the benchmark between June 2018 and June 2023.

The moderate scenario occurred for an investment in the benchmark between August 2020 and August 2025.

The favourable scenario occurred for an investment in the benchmark between November 2016 and November 2021.

**Recommended holding period: 5 years.**

**Example Investment: EUR 10,000.**

| Scenarios           |  | If you exit after 1 year | If you exit after 5 years |
|---------------------|--|--------------------------|---------------------------|
| <b>Minimum</b>      | <b>There is no minimum guaranteed return. You could lose some or all of your investment.</b> |                          |                           |
| <b>Stress</b>       | <b>What you might get back after costs</b>   | <b>3,240 EUR</b>         | <b>2,140 EUR</b>          |
|                     | Average return each year   | -67.59 %                 | -26.52 %                  |
| <b>Unfavourable</b> | <b>What you might get back after costs</b>   | <b>6,060 EUR</b>         | <b>6,790 EUR</b>          |
|                     | Average return each year   | -39.40 %                 | -7.46 %                   |
| <b>Moderate</b>     | <b>What you might get back after costs</b>   | <b>9,800 EUR</b>         | <b>9,130 EUR</b>          |
|                     | Average return each year   | -1.96 %                  | -1.80 %                   |
| <b>Favourable</b>   | <b>What you might get back after costs</b>   | <b>12,940 EUR</b>        | <b>13,840 EUR</b>         |
|                     | Average return each year   | 29.40 %                  | 6.72 %                    |

### What happens if Mandatum AM AIFM Oy is unable to pay out?

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

### 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.
- EUR 10,000 is invested.

|                        | If you exit after 1 year | If you exit after 5 years |
|------------------------|--------------------------|---------------------------|
| <b>Total costs</b>     | <b>776 EUR</b>           | <b>2,325 EUR</b>          |
| Annual cost impact (*) | 7.8%                     | 4.6% 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 2.8% before costs and -1.8% after costs.

## Composition of costs

| One-off costs upon entry or exit |  | If you exit after 1 year |
|----------------------------------|--|--------------------------|
| Entry costs                      | 2.00 % of the amount the investor will pay in when entering this investment. | Up to 200 EUR            |
| Exit costs                       | 2.00 % of the investment before it is paid out to the investor.              | 196 EUR                  |

### Ongoing costs [taken each year]

|   |  |         |
|---|--|---------|
| Management fees and other administrative or operating costs | Impact of the deducted product management fees. This figure is an estimate based on actual costs over the last year. The total expenses for the net asset value (NAV) are 3.21 %.  | 321 EUR |
| Transaction costs   | 0.44 % 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. | 44 EUR  |

### Incidental costs taken under specific conditions

|                  |  |        |
|------------------|--|--------|
| Performance fees | The fund's performance fee is 20 %. The performance fee will be imposed on the part of the fund subscription's return that exceeds the benchmark return. According to the Prospectus, the benchmark return is a fixed annual return of 6 %. The total presented cost estimate of 0.15 % includes the estimate for the last five years. | 15 EUR |
|------------------|--|--------|

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

### Recommended holding period: 5 years

This fund has no minimum holding period, but it is intended to be a long-term investment. The recommended minimum holding period is 5 years based on the investment basket's risk indicator and investment strategy. Exiting the investment before the recommended minimum holding period will increase the risk of value fluctuations for the investment. Fund subscriptions may be redeemed twice a year, on the last banking day of March and September. The redemption order must be made a month before the redemption date.

### How can I complain?

The customer may make a complaint about the product, the activities of the product's manufacturer, or the party selling the product or providing advice about the product by contacting Mandatum Asset Management AM AIFM Oy by sending a message via our website at [www.mandatum.fi](http://www.mandatum.fi), or by calling our customer services at tel. +358 200 31100 (service in Finnish) / +358 200 31120 (service in Swedish). The complaint may also be made by letter. All feedback will be handled according to current legislation. The matter will be processed without delay, and within 30 days at most.

#### Postal address:

Mandatum AM AIFM Oy  
c/o MAM PL 1221  
00101 Helsinki, Finland

#### Email:

[fundservices@mandatumam.com](mailto:fundservices@mandatumam.com)

## Other relevant information

The fund's expenses are 2.15 % of its gross asset value (GAV), of which management fees comprise 1.75 %. The net asset value (NAV) is affected by the fund's leverage ratio, which may be 50 % at most according to the Prospectus. The fund's statutory documents, such as the Prospectus, are available at [www.mandatumam.com/fi/sijoittaminen-kanssamme/mandatum-am-aifm](http://www.mandatumam.com/fi/sijoittaminen-kanssamme/mandatum-am-aifm) or from the service provider acting as the fund's distributor. Previous published performance scenarios and past performance for 1-10 years (depending on how long the fund has been active) are available at:

[https://globalfiling.com/files/MANDATUM/PERF/PREVPERF\\_FI4000270012\\_EN.pdf](https://globalfiling.com/files/MANDATUM/PERF/PREVPERF_FI4000270012_EN.pdf)

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