

KEY INVESTOR INFORMATION DOCUMENT

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

Movestic Fastigheter is a sub-fund of Movestic SICAV

Movestic SICAV -Fastigheter M (SEK)

ISIN Code: LU1649641161

Movestic Fund Management S.A.

Administered by Movestic Fund Management S.A. Movestic Fund Management S.A. is a company within the Movestic Group.

OBJECTIVES & INVESTMENT POLICY

Objective

The long term investment objective is to provide higher returns than the Nordic real estate companies in general.

Investment Focus

The Fund invests in companies that are listed on a stock exchange or have their head office or origins in Sweden, Norway, Finland or Denmark. The fund is an actively managed equity fund and invests in listed companies whose principal business is investments in and management of real estate. At least 80% of the total assets must be invested in equity instruments that comply with its investment universe. Up to 10% of the total assets may be invested in unlisted financial instruments that comply with its investment universe. The Sub-Fund may from time to time make use of financial derivatives or instruments (exchange traded and OTC) for efficient portfolio management and/or or hedging purposes only.

The Sub-Fund is not allowed to invest into Mortgage-backed

securities (MBS) and asset-backed securities (ABS).

The Shares in the Sub-fund will accumulate any income.

Shareholders may request the redemption of shares through the management company, custodian bank or paying agents at any time. The management company will be required to redeem shares for the account of the Fund at the applicable redemption price on any dealing day. The dealing day is defined as every day on which banks and stock exchanges are open for business in Luxembourg. The management company is entitled to temporarily suspend the calculation of the value of shares if this is in the best interests of the shareholders and for so long as circumstances persist that require such temporary suspension. A typical investor should take into consideration that the Sub-fund portfolio has a high volatility. Investment in the Sub-fund might entail a high risk and is only appropriate for persons who can accept the possibility of capital losses. The Sub-fund is designed for investment only by those investors, who understand the degree of risks involved and believe that the investment is suitable based upon their investment objectives and financial needs. The time horizon for a typical investor should be more than 5 years.

RISK AND REWARD PROFILE

Historical data may not be a reliable indication for the future. The risk category shown is not guaranteed and may change over time. Even the lowest category does not mean 'risk free'. The Sub-fund has been categorized SRRRI 5 because its net asset value shows medium volatility leading to adequate probabilities for losses as well as gains.



What does this risk and reward indicator mean?

- The risk category for this Sub-Fund was calculated using simulated historical data. The risk category may not be a reliable indicator of the Sub-Fund's future risk profile. The risk category shown is not guaranteed and may change over time.
- The seven-category scale is complex, for example 2 is not twice as risky as 1. The gap between 1 and 2 might not be the same as the gap between 5 and 6. A category 1 sub-fund is not a risk-free investment – the risk of losing your

money is small, but the chance of making gains is also limited.

Which materially relevant risks are not adequately captured by the synthetic risk and reward indicator?

- Liquidity risk: low liquidity might result in that it would be difficult or impossible to buy or sell an investment in a timely manner and that the price could be lower or higher than expected.
- Counterparty risk: the risk that a counterparty does not fulfill its obligation to the sub-fund (e.g. not paying an agreed amount or not delivering securities as agreed).
- Currency risk: the Sub-Fund may hold some of its investments in currencies other than the Sub-Fund's reference currency. Thus the value of the Sub-Fund may rise and fall due to currency movements.
- Operational risk: the risk of loss resulting from e.g. system breakdowns, human errors or from external events.

Additional information concerning the risks of investment is indicated in the corresponding sections of the prospectus of the fund.

CHARGES

The charges you pay are used to pay the costs of running the fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest.

Entry charge	0%
Exit charge	0%

Charges taken from the fund over a year

Ongoing charges	0.69%
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Charges taken from the fund under certain specific conditions

Performance fee	-
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Ongoing charges figure represents a best estimate until the fund's first financial year is finished and reported upon. This figure may vary from year to year. The ongoing charges figure excludes performance fees and transaction costs. The Fund's annual report for each financial year includes details of the exact charges made. For more information about charges, please see the relevant section regarding charges and the section about the sub-fund in the Prospectus, which is available at www.movesticfunds.lu

PAST PERFORMANCE

Past performance is no guarantee for future performance. All expenses and charges have been included when calculating performance data besides the entry charge. ML Funds Movestic Fastigheter M (SEK) was merged with Movestic SICAV in 2018. Past performance has been calculated in Swedish Krona. The performance data disclosed corresponds to the performance data of ML Funds – Movestic Fastigheter M (SEK) prior to the merger.

There is still no sufficient data available to provide a useful indication of past performance to investors.

PRACTICAL INFORMATION

The prospectus, reports and accounts, latest share prices, and further information on the fund can be obtained free of charge on our homepage www.movesticfunds.lu.

Website:

www.movesticfunds.lu

Phone Number:

00352 28 55 17 1

Depository

RBC Investor Services Bank S.A.

The Fund's net asset value:

NAV is calculated daily and posted on www.movesticfunds.lu

Liability Statement:

Movestic SICAV 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.

Further information:

Further information about the Fund may be found in the Prospectus and annual and half-yearly reports, which are prepared in English. Other up-to-date information, such as the strategy followed for handling potential conflicts of interest and the remuneration policy, including a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits, can be obtained free of charge at the registered office of the Management Company and on the website: www.movesticfunds.lu

Taxes:

The fund is subject to the legal and tax regulations of Luxembourg. This may be relevant for how you will be taxed regarding income from the fund.

Authority:

Movestic Fastigheter is an undertaking for collective investment subject to Part I of the Law of 17 December 2010 and is as such subject to the prudential supervision of the Commission de Surveillance du Secteur Financier ("CSSF"). According to Article 2 of the Law of 23 December 1998 the CSSF is the competent authority responsible for the prudential supervision of undertakings for collective undertakings.