

Key Investor Information

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.



Carnegie Fastighetsfond Norden - class C - Carnegie Nordisk Eiendom

ISIN: SE0007412994

Management Company: Carnegie Fonder AB

Objectives and investment policy

The fund invests in real estate shares on the Nordic stock markets. The fund invests for the long term, mainly in pure real estate companies that principally own completed properties. The fund may also invest in contracting and construction companies, i.e. companies that build buildings and infrastructure etc.

The objective is to achieve good capital growth that over time exceeds the fund's benchmark index. Our management is based on our own methodology and equity analysis, which means that deviations from the benchmark index may be both large or small over time.

The fund invests mainly in shares. Derivatives can be used as a complement in order to improve management efficiency. Sustainability criteria are applied in the management. Please refer to the prospectus for more information about sustainability criteria.

The fund is actively managed with reference to a benchmark. While the

fund compares its performance against the Carnegie Real Estate Return, it does not try to replicate this benchmark and freely selects the securities that it invests in. The deviation with this benchmark can be significant.

The reference currency of the fund is SEK.
The currency of the unit class is NOK.

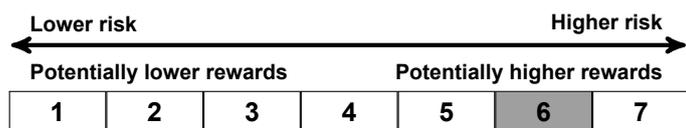
The fund is traded daily. Deposits into and withdrawals from the fund can normally be made on any weekday.

These units are capitalisation units. Income and capital gains are reinvested. The unit class pays no dividends.

Recommendation

This fund may not be appropriate for investors who plan to withdraw their money within 5 years.

Risk and reward profile



What does this synthetic risk and reward indicator mean?

- The units of class C - Carnegie Nordisk Eiendom are classified in category 6 because the value of the unit may be subject to high variations and consequently the risk of loss and the opportunity of gain may be high.
- The risk category for this unit class was calculated using historical data. The risk category may not be a reliable indicator of the unit class'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 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?

- Counterparty risk: the risk that a counterpart does not fulfill its obligations to the fund (e.g. not paying an agreed amount or not delivering securities as agreed).
- Liquidity risk: low liquidity might result in that it would be difficult or impossible to buy or sell an investment instrument in a timely manner and that the price could be lower or higher than expected.
- Operational risk: the risk of loss resulting from e.g. system breakdowns, human errors or from external events.

How can I get more information about the risks of the fund?

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 cover the running costs of the fund, including the costs of marketing and distribution of units. These charges reduce the potential increase in value of an investment in this fund.

One-off charges taken before or after you invest

Entry charge	0.00%
Exit charge	0.00%

This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.

Charges taken from the fund over a year

Ongoing charge	1.63%
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Charges taken from the fund under certain specific conditions

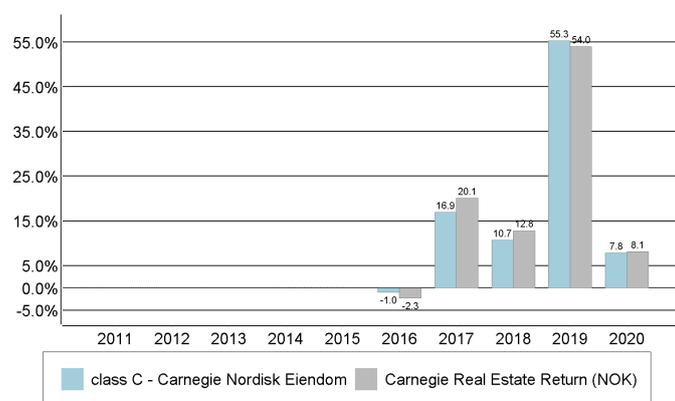
Performance fee	None
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The management fee was changed from 1.75% to 1.60% on 01.03.2020.

The ongoing charges figure shown here is an estimate of the charges due to a change in the fee structure. The fund's annual report for each financial year will include details on the exact charges made. The figure of the ongoing charges includes the costs of running the fund (administration), including the costs of marketing and distribution. The figure excludes securities transactions charges.

For further information concerning charges, please consult the fund's prospectus.

Past performance



All charges and fees, except for the entry and exit charges, were taken into account.

The past performance is calculated in NOK.

Past performance is not a reliable indicator of future results.

This fund was launched in 2011 and the unit class in 2015.

The fund does not aim to track the composition of its benchmark index.

Practical information

Depositary

Skandinaviska Enskilda Banken AB (publ)

Additional information and availability of the prices

Additional information about the fund, copies of its prospectus, its latest annual and semi-annual report and the latest prices of units of Carnegie Fastighetsfond Norden may be obtained free of charge from the registered office of the Management Company, the fund's depositary, the fund's distributors or online at www.carnegiefonder.se.

The prospectus, the latest annual and semi-annual report of the fund are available in both Swedish and English.

A paper copy of the detailed and up-to-date remuneration policy of the Management Company, including a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits, is available free of charge at its registered office and on the website www.carnegiefonder.se.

Liability

Carnegie Fonder AB may be held liable only 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.

Taxation

The fund is subject to Sweden tax legislation. Your fiscal residence might have an impact on your personal tax position.

Specific information

The fund Carnegie Fastighetsfond Norden may also issue other unit classes.

Information about other unit classes that may be marketed in your country is available at the Management Company.

For details of the minimum investment and monthly deposits please refer to: www.carnegiefonder.se.

Authorisation:

This fund is authorised in Sweden and regulated by Finansinspektionen. Carnegie Fonder AB is authorised in Sweden and regulated by Finansinspektionen.

Publication:

This key investor information is accurate as at 05.02.2021.