

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 to understand the nature and the risk of this Fund. You are advised to read it so you can make an informed decision about whether to invest.

SELIGSON & CO TROPICO LATAM

SHARE CLASS A (acc) | ISIN Code FI4000201496

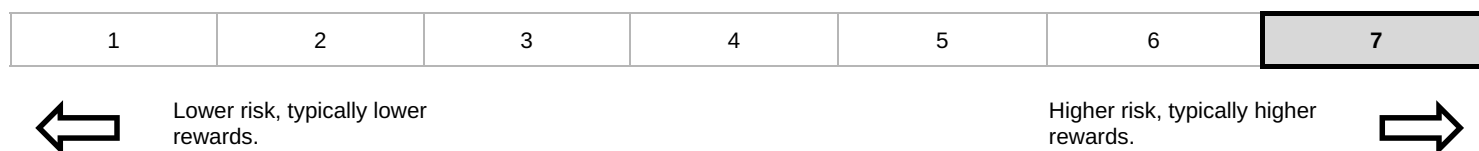
The Fund is managed by Seligson & Co Fund Management Company Plc, which is part of the LähiTapiola Group.

OBJECTIVES AND INVESTMENT POLICY

The Fund is an actively managed equity fund investing mainly in the Brazilian stock market, as well as in the Chilean, Peruvian, and Colombian stock markets. To manage its liquidity and market exposure, the Fund may also invest in other mutual funds focusing on Latin American securities. The Fund's objective is to beat the return of its benchmark index, which represents the Latin American markets. The Brazilian company Trópico Latin America Investments provides advice to the Fund.

Fund type, date of inception	Actively managed equity fund (UCITS), which was launched on 12 May 2016.
Investment policy	Latin American equities (mainly Brazilian, but also Chilean, Peruvian, and Colombian).
Reference index	70 % STOXX Brazil Total Market Net Return and 30 % S&P Dow Jones Mila Andean 40 Net Total Return. The indexes are total return indexes. The fund aims to outperform the return of the reference index. The fund may deviate completely from the composition of the reference index.
Subscriptions	Once a week, the subscription day normally being Thursday. If the subscription payment has been received at the Fund Management Company on Wednesday by 16:00 Finnish time, the subscription date and price are those of the following banking day. Exceptions to the above may occur for example due to bank holidays.
Redemptions	Once a week, the redemption day normally being Thursday. If the redemption order has been received at the Fund Management Company on Wednesday by 16:00 Finnish time, the redemption date and price are those of the following banking day, if the Fund has liquidity. If funds to meet the redemption have to be raised by selling securities, the redemption is executed at latest at the unit price of the date that sales proceeds are entered into the Fund's value calculation. Exceptions to the above may occur for example due to bank holidays.
Share class and dividend distribution	The Fund carries only accumulation (A) units. The investment returns (e.g., dividends) are reinvested following the fund's investment policy.
Recommended minimum investment time	7 years. Recommendation: This Fund may not be appropriate for investors who plan to withdraw their money within 7 years.

RISK AND REWARD PROFILE



The Fund is placed in risk category 7 on the basis of the formula recommended by the European Securities and Markets Authority. The formula is based on historical data, which may not be a reliable indication of future risk. The risk category may change in the future.

The main risks for the Fund are the risks related to the markets and market infrastructure of Latin America (mainly Brazil but also Chile, Peru, and Colombia). These markets have been very volatile in the past. Moreover, active portfolio management always bears a risk of unprofitable investment decisions being made by the portfolio manager. The Fund's investments are not currency hedged, and thus bear exchange rate risks.

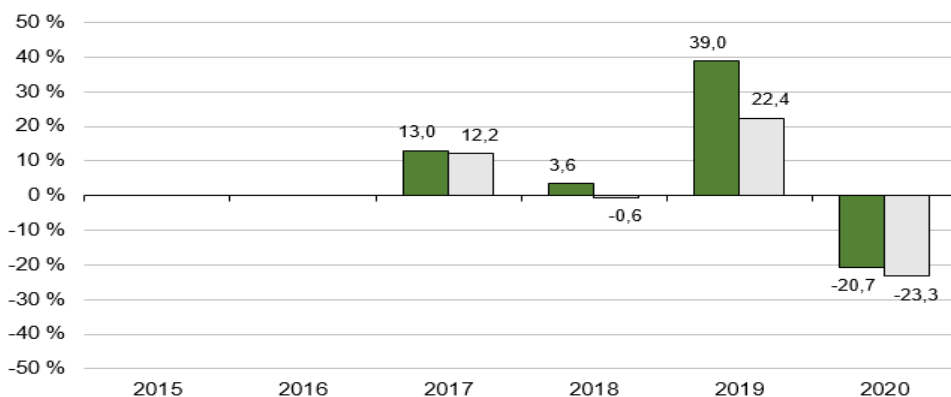
The lowest category does not mean 'risk free', as all investments include risks. Further information about the general risks related to investments can be found on page 5 of the Seligson & Co Fund Prospectus (available in Finnish and Swedish).

CHARGES

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

One-off charges taken before or after you invest:		<p>The ongoing charges figure is based on expenses incurred during the latest full calendar year. This figure may vary from year to year. It excludes performance fees and portfolio transaction costs (except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking).</p> <p>Charges and fees are reported in more detail in the Quarterly review (published in Finnish), which is available at www.seligson.fi.</p> <p>The Fund Prospectus can also be requested by email (info@seligson.fi) or by phone (+358 9 6817 8200).</p>
Entry charge	1 % for subscription amounts less than 4 999 euros (of the amount paid into the Fund's account), otherwise 0.0 %.	
Exit charge (transaction fee payable into the Fund)	0.5 % if held less than 180 days 0.0 % if held 180 days or longer	
Charges taken from the Fund over a year		
Ongoing charges	1.51 % p.a. (in 2020)	
Charges taken from the Fund under certain specific conditions		
Performance fee	The performance fee is 15 % of the total return that exceeds the return of the Fund's benchmark index yearly. However, the performance fee may not exceed three per cent of the average fund capital. Further information about the fee can be found in the Fund Prospectus (available in Finnish and Swedish). The performance fee for the year 2020 was 0.84 %.	

PAST PERFORMANCE



The chart shows the value development of the Tropic LatAm A series for the past 5 full calendar years (in EUR). The Fund was launched on 12 May 2016.

Dark green bars: annual returns of the Fund.

Light bars: annual returns of the index used in reporting.

The values include all charges of the Fund but not possible subscription, redemption, or transaction fees paid by the investor.

Historical returns are no guarantee of future returns.

PRACTICAL INFORMATION

The Fund is managed by Seligson & Co Fund Management Company Plc, which 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 Fund Prospectus. The Fund's depository is OP Custody Ltd. The remuneration of the personnel is handled in accordance with current laws and regulatory provisions and guidelines. More information is available on request from the company.

The Fund is a Finnish mutual fund. The tax legislation of the Fund's home state may have an impact on the personal tax position of the investor. More information about the Fund (e.g., Fund Prospectus and Rules) and the latest value of the fund unit are available at www.seligson.fi or on request from the Fund Management Company. The Fund's original documentation, valid for legal purposes, is in the Finnish language and all legal disputes will be resolved under Finnish law.

The Fund's rules were approved on 29 October 2020 by the FIN-FSA (Financial Supervisory Authority), and they are valid as of 1 December 2020. Seligson & Co Fund Management Company Plc is authorized in Finland. The Fund and the Fund Management Company are regulated by the FIN-FSA. This key investor information document is valid as of 12 May 2021. The latest version of the Key Investor Information Document is available at www.seligson.fi.