

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: Mutual Fund LocalTapiola ESG Institution Bond IV (A)

PRIP Manufacturer: Seligson & Co Fund Management Company Plc

Manufacturer forms part of the group: LocalTapiola Asset Management Ltd

ISIN: FI4000565551

Website: www.lahitapiola.fi

Call +358 9 453 8500 for more information.

The Finanssivalvonta (FIN FSA) is responsible for supervising Seligson & Co Fund Management Company Plc in relation to this Key Information Document.

This key information document has been prepared on 01 March 2024.

What is this product?

Type

The fund is a Finnish investment fund (UCITS) investing in fixed-income investments denominated in euros in Europe and other OECD countries. The fund changed from a special fund to a UCITS fund on 1st January 2024.

Term

Investments in the fund do not have a maturity date. Investors decide the length of their investment. The fund management company has the right, on its own initiative, to redeem the fund units in accordance with § 8 of the common rules of the funds managed by Seligson & Co Fund Management Company Plc.

Objectives

Mutual Fund LocalTapiola ESG Institution Bond is an actively managed long-term bond fund that invests in euro-denominated interest-bearing investments in Europe and other OECD countries. The aim of the fund's investment operations is to increase the value of the fund units in the long term. The most important factor affecting the return of the fund is the market performance of the underlying bonds. The objective of the fund is to promote environmental and social responsibility characteristics, among other characteristics.

The investments are mainly in high quality bonds issued by states, municipalities and other public entities, as well as in collateralised bonds. At the time of acquisition, the credit rating of investment objects issued or guaranteed by other entities than states must be high, at least A- (Standard & Poor's) or A3 (Moody's). The investment objects are selected based on the investment approach and analyses of LocalTapiola Asset Management, which acts as the asset manager. In accordance with the principles of sustainable investment operations of LocalTapiola Asset Management Group, the fund's investment decisions take into account sustainability factors (ESG) affecting the investment objects, the sustainability risks that may affect the value of the investments, and the principal adverse impacts on sustainability arising from the operations of the investment objects. The fund invests in standardised interest rate derivatives to hedge against adverse changes in the market. The use of derivatives for hedging purposes may reduce the fund's risk and the expectations of return. The use of derivatives to generate additional returns may increase risk and the expectations of return. The average interest rate risk or duration of the fund's investments is usually between 1 and 20 years. The duration is usually longer than the average for the government bond market. The performance of the fund is reported against a combination of the Markit iBoxx € Overall AAA-AA (60%) and Markit iBoxx EUR Sovereign & Sub-Sovereign AAA-AA 15+ (40%) indices. The indices do not control the selection of investment objects.

Fund units can be subscribed (bought) and redeemed (sold) on all Finnish banking days. If the subscription payment has been received at the fund management company on a banking day no later than 3 p.m., the subscription will be confirmed at the value of the same banking day. If the redemption order has been received at the fund management company no later than 3 p.m. on a banking day, the redemption will be confirmed at the value of the same banking day, assuming the fund has the cash available for redemption. If securities need to be sold for the redemption, the redemption is executed no later than the end of the banking day on which the sales are recorded in the fund's valuation calculation.

This is a growth unit of fund unit class IV (unit type A). In accordance with the fund's investment policy, the returns on investment instruments (such as fixed income) are invested in growth units (A). Fund unit class IV is aimed at major customers. Subscription of unit class IV is subject to a minimum subscription of EUR 10 million or an asset management contract with LocalTapiola Asset Management, where the assets managed are at least EUR 10 million. The unit class can be subscribed to and redeemed via LocalTapiola and Seligson & Co. Further information on the fund's other unit types and unit classes is available in the fund prospectus, from the fund management company and LocalTapiola customer service.

The risk of suffering losses on the investment decreases with a longer holding period while the current interest income is positive, but fluctuations in interest rates have a significant impact on the risk of loss.

Intended Retail Investor

The fund fits into a diversified portfolio according to the recommended holding period. The investors accept the fixed-income market risk of partial or total loss of capital and returns. No previous investment experience is required from the investors.

The fund has risk management principles approved by the board of directors of the fund management company to identify and manage the fund's risks.

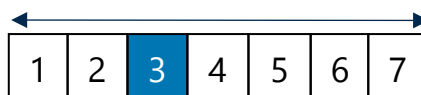
Further information on the fund, such as the prospectus, the rules, the annual and semi-annual reports (available in Finnish and Swedish) and the most recent value of the fund unit is available free of charge from the online service lahitapiola.fi. Additional information for customers who have chosen Seligson & Co Fund Management Company as their customer service channel is available at seligson.fi. The custodian of the fund is OP Custody Ltd.

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

Risk Indicator



Lower Risk



Higher Risk

The risk indicator assumes that you keep the product for 3 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 3 out of 7, which is a medium-low risk class.

The risk indicator takes into account the market risk related to the performance of investment objects. The risk indicator category may vary over time. All investing involves risks; even in the lowest risk categories. General investment-related risks are described in more detail in the prospectus.

The following factors are not taken into account: credit risk, interest rate risk and the portfolio manager's vision risk.

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.

Recommended holding period: 3 years

Example Investment: EUR 10,000.

Scenarios		If you exit after 1 year	If you exit after 3 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What can an investor get back after expenses	6,890 EUR	7,200 EUR
	Average return each year	-31.12 %	-10.36 %
Unfavourable	What can an investor get back after expenses	8,090 EUR	7,720 EUR
	Average return each year	-19.11 %	-8.28 %
Moderate	What can an investor get back after expenses	10,020 EUR	10,220 EUR
	Average return each year	0.22 %	0.72 %
Favourable	What can an investor get back after expenses	12,170 EUR	12,510 EUR
	Average return each year	21.74 %	7.76 %

The stress scenario shows what you might get back in extreme market circumstances. The unfavourable scenario occurred for an investment in the benchmark between October 2020 and October 2023. The moderate scenario occurred for an investment in the benchmark between September 2018 and September 2021. The favourable scenario occurred for an investment in the benchmark between December 2013 and December 2016.

What happens if Seligson & Co Fund Management Company Plc is unable to pay out?

The assets of the funds are the property of their investors. The funds are stored with an external custodian (OP Custody Ltd). The custodian's duties include the custody of the fund's assets and the supervision of the operations of the funds. The assets of the investment fund are held separately from those of other investment funds, the fund management company, and the custodian. The fund management company's finances are entirely separate from the assets of the investment fund and the assets of the fund cannot be used to cover the liabilities of the fund management company or the custodian. The investment funds managed by Seligson & Co Fund Management Company Plc are not protected by the Investors' Compensation Fund and are not covered by deposit guarantee.

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 and how long you hold the product. 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 3 years
Total costs	21 EUR	64 EUR
Annual cost impact (*)	0.2 %	0.2 % 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 0.9 % before costs and 0.7 % after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	The fund does not have entry costs.	0 EUR
Exit costs	The fund does not have exit costs.	0 EUR
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.20% (estimate). Includes e.g. the management fee, custody and custodian fees and bank charges.	20 EUR
Transaction costs	0.01% of the value of the investment annually. Includes the expenses incurred on the purchases and sales of the fund's investments. This figure includes actual and implied trading costs. This is an estimate based on previously incurred costs. Costs may vary from one year to the next.	1 EUR
Incidental costs taken under specific conditions		
Performance fees	The fund does not have a performance fee.	0 EUR

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

Recommended holding period: 3 years

The fund may not be suitable for investors who intend to give up their units in the fund within 3 years. The recommended minimum holding period is based on an estimate made by the developer. The assessment takes into account, among other things, the fund's historical value fluctuations in relation to the current situation and other possible fund-specific features. Investors can redeem their investments on any Finnish banking day. If investors give up fund units before the end of the recommended holding period, the risk of loss increases.

How can I complain?

Investors can complain about this product, Seligson & Co Fund Management Company Plc or the activities of the person selling or advising on the product to the fund management company (info@seligson.fi, phone: +358 9 6817 8200, www.seligson.fi/sco/suomi/tietoa-palveluista/, Erottajankatu 1–3 00130 Helsinki). The appeal, and any claims, must be submitted to the fund management company in writing and the fund management company shall announce its decision without undue delay.

Customers who have chosen LocalTapiola as their service channel should primarily contact the customer service number of the LocalTapiola Phone Service for Saving and Investment +358 9,453 8500. The customer must immediately inform LocalTapiola of any errors related to the service and of any related claim. Any complaints must be submitted in writing.

An investor dissatisfied with the decision can appeal to the Finnish Financial Ombudsman Bureau (Porkkalankatu 1, 00180 Helsinki, telephone: +358 9 685 0120, www.fine.fi), which provides recommended solutions in securities matters and the Consumer Disputes Board (Hämeentie 3B, P.O. Box 306, 00531 Helsinki, krii@oikeus.fi, www.kuluttajariita.fi). The customer can also submit disputes for review to the district court of his or her place of residence in Finland.

Other relevant information

Investors are advised to read the prospectus, fund rules and key information document before making an investment decision. The fund materials are available at seligson.fi and on request from the customer service +358 9 6817 8200. For customers who have chosen LocalTapiola as their service channel, the materials are available at lahitapiola.fi and from the LocalTapiola Phone Service for Saving and Investment +358 9 453 8500. The latest version of the key information document is available on the above-mentioned websites. Since the common fund unit class started its operations on 1st January 2024, no previous annual performance can be presented. For unit class IV, a chart is available over the last six years. Monthly performance scenarios of all the fund's unit classes are available at www.seligson.fi/PRIIPS.

The portfolio management of the fund is outsourced to LocalTapiola Asset Management Ltd.

The official key information document of the fund is in Finnish. Conflicts will be resolved in accordance with Finnish law. Remuneration of staff is carried out in accordance with applicable law and the regulations and instructions of the authorities. For more information, please ask the fund management company.