

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: Seligson & Co Pharos Fund (A)

PRIP Manufacturer: Seligson & Co Fund Management Company Plc

Manufacturer forms part of the group: LocalTapiola Asset Management Ltd

ISIN: FI0008801907

Website: www.seligson.fi

Call +358 9 6817 8200 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 10 March 2023.

What is this product?

Type

The fund is a Finnish investment fund (UCITS) investing in the fixed income and equity markets.

Term

Investment in this fund has no maturity. Investors decide on the duration of their investment. The management company has the right, on their own initiative, to redeem the fund units in situations referred to in § 8 of the common rules of the funds managed by Seligson & Co Fund Management Company Plc.

Objectives

Pharos is a mixed fund that invests in both fixed income and stock markets. The allocation between the equity and fixed income markets is normally around 60/40. Equity weight can vary in the range of 40 % to 80 %. During the previous two calendar years, the equity weight has been in the range of 63 % to 66 %. This fund is actively managed. Investments are mainly made in cost-effective passive funds. Fixed income investments can also be made directly in the fixed income markets. The goal of Pharos is to provide the investor a total return equal to that of a diversified stock market portfolio (60 %) and a fixed income portfolio (40 %). The most important factor influencing the return is the performance of the global fixed income and stock markets.

The fund does not have a goal of tracking or exceeding a particular index. In reporting, the fund's performance is compared with a combination of equity and fixed income indices (Dow Jones Sustainability World Index 50 %, Dow Jones Sustainability Europe Index 10 %, iBoxx Euro Eurozone Sovereign Overall Total Return Index 15 %, iBoxx Euro Non-Financials Overall Total Return Index 15 %, 3-month Euribor index 10 %). Indices are return indices.

It is possible to subscribe for (buy) and redeem (sell) fund units during all Finnish banking days. When the subscription fee has been received in the management company on a banking day, the subscription is confirmed at the value of the next banking day. If a redemption order is received at the management company before 4 p.m. on a banking day, the redemption will be confirmed at the value of the following

banking day, provided that the fund has the cash available for redemption. If securities must be sold due to a redemption, the redemption is executed no later than the end of the business day on which the sales are recorded in the fund's valuation calculation.

This is a growth unit (unit type A). In accordance with the fund's investment policy, the returns on investment products (such as dividends) are invested in growth units (A). More information on the fund's other types of units can be found in the prospectus and at the management company.

Risk of suffering losses with the investment decreases as the investment period becomes longer.

Intended Retail Investor

This fund is appropriate for investors who want the total return of a diversified stock market portfolio (60 %) and fixed income portfolio (40 %) over the fund's recommended investment period but do not want to actively monitor market developments and make asset allocation decisions (allocation). Pharos can even make up the entire portfolio of securities, or the investor can also use it to build the core of the portfolio, which is then supplemented by other equity or fixed income investments. The investor accepts the risks of losing part or all of the capital and return on the fixed income and stock markets. No previous investment experience is required from the investor.

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

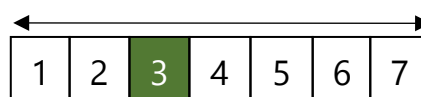
This fund can be subscribed for and redeemed through Seligson & Co and LocalTapiola. Further information about the fund (prospectus and rules in Finnish and Swedish; financial statements and half-year report in Finnish) and the latest value of the fund unit are freely available on the management company's website at seligson.fi or by requesting it at the management company. For those customers who have chosen LocalTapiola as their service channel, additional information is available at lahitapiola.fi. The fund's custodian organisation 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 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 3 out of 7, which is a medium-low risk class.

The risk indicator considers the market risk associated with the performance of investment targets. 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 fund prospectus.

The risk indicator takes into account credit risk. The following factors are not taken into account: risk of portfolio manager's outlook and currency exchange rate 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 over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 years

Example Investment: EUR 10,000.

Scenarios		If you exit after 1 year	If you exit after 5 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	5,630 EUR	5,510 EUR
	Average return each year	-43.74 %	-11.23 %
Unfavourable	What can an investor get back after expenses	8,890 EUR	8,890 EUR
	Average return each year	-11.13 %	-2.33 %
Moderate	What can an investor get back after expenses	10,470 EUR	12,570 EUR
	Average return each year	4.73 %	4.68 %
Favourable	What can an investor get back after expenses	12,610 EUR	14,170 EUR
	Average return each year	26.06 %	7.23 %

The stress scenario shows what you might get back in extreme market circumstances. The unfavourable scenario occurred for an investment between December 2021 and December 2022. The moderate scenario occurred for an investment between March 2013 and March 2018. The favourable scenario occurred for an investment between June 2016 and June 2021.

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

The assets of the mutual funds are property of their respective investors. The assets are kept with an external custodian organisation (OP Custody Ltd). The duties of the custodian organisation include the preservation of the fund's assets and the supervising the operations of the funds. A mutual fund's assets are kept separate from the assets of other mutual funds, the management company, and the custodian organisation. The management company's finances are completely separate from the mutual fund's assets, and the fund's assets cannot be used to cover the liabilities of the management company or the custodian organisation. Seligson & Co Fund Management Company Plc's mutual funds are not protected by the investor compensation fund and are not covered by the deposit guarantee scheme.

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 5 years
Total costs	59 EUR	374 EUR
Annual cost impact (*)	0.6 %	0.6 % 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 5.3% before costs and 4.7% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	The fund carries no participation costs.	0 EUR
Exit costs	The trading fee for the fund when redeeming fund units is normally 0 %, but 0.50 % if the investment period is less than 180 days in duration.	0 EUR
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.54 % per annum (in 2022). Includes, e.g., the management fee, deposit fee and depositary's fee, and banking charges.	54 EUR
Transaction costs	0.0 % of the value of the investment annually. Includes expenses incurred for the purchase and sale of the fund's investment instruments. This number includes actual and implied trading costs. This is an estimate based on previously incurred costs. Costs may vary from one year to the next.	4 EUR
Incidental costs taken under specific conditions		
Performance fees	The fund does not have a performance-based fee.	0 EUR

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

Recommended holding period: 5 years

This fund may not be suitable for investors who intend to sell their units in the fund within five years. The developer's estimate is used to calculate the minimum recommended investment period. Among other things, such an estimate considers the fund's historical fluctuations in value in relation to the current situation, as well as other fund-specific characteristics. Investors may redeem their investments during any Finnish banking day. If the investment period is less than 180 days, the trading fee for the fund for redemption is 0.50 %. Further information is available in the section "What are the costs?" of this key information document. If the fund unit is sold before the recommended investment period, the risk of sustaining losses with the investment increases.

How can I complain?

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

Customers who have chosen LocalTapiola as their service channel should primarily contact LocalTapiola's savings and investment telephone service at +358 9 453 8500. The customer must immediately notify LocalTapiola of any defect in the service and any claim related to such defect. Any and all complaints must be submitted in writing.

An investor who is dissatisfied with the decision can file an appeal at FINE (Finnish insurance and financial advisory services) (Porkkalankatu 1, 00180 Helsinki, Finland, tel: +358 9 685 0120, www.fine.fi), which issues decisions of recommendatory nature in securities matters, and at the Finnish consumer disputes board (Hämeentie 3B, P.O. Box 306, FI-00531 Helsinki, Finland, kril@oikeus.fi, www.kuluttajariita.fi). The customer also has the right to have any dispute resolved by the district court of his/her place of residence in Finland.

Other relevant information

This fund can be subscribed for and redeemed through Seligson & Co and LocalTapiola. Investors are advised to read the prospectus, the rules of the mutual fund and the key information document before making an investment decision. Fund materials are available at seligson.fi and upon request via customer service at number +358 9 6817 8200. Customers who have chosen LocalTapiola as their service channel can access the materials at lahitapiola.fi or by calling LocalTapiola's savings and investments phone service at +358 9 453 8500. The latest version of the key information document is available at the websites mentioned above. A graph of the fund's past performance over the last ten years is available at www.seligson.fi/PRIIPS. Monthly return scenarios are available at www.seligson.fi/PRIIPS.

The fund's official key information document is published in Finnish. Any disputes are resolved in accordance with Finnish law. The remunerations of personnel complies with current legislation as well as official regulations and instructions. More information is available at the management company upon request.