

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 Finland Index Fund (B)

PRIP Manufacturer: Seligson & Co Fund Management Company Plc

Manufacturer forms part of the group: LocalTapiola Asset Management Ltd

ISIN: FI0008801766

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 04 July 2023.

What is this product?

Type

The fund is a Finnish investment fund (UCITS) that invests in Finnish equities. This fund is an index fund.

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

This fund invests in the Finnish stock market in a diversified fashion. This fund's goal is to provide the investor with a total return that corresponds as closely as possible to the performance of the OMX Finland Sustainability equity index, taking into account the fund's own costs. The most important factor influencing the fund's return is the performance of the Finnish stock market. The objective of the fund is, among other characteristics, to promote environmental and social responsibility.

This fund is a passive equity fund. This fund tracks the index mainly by investing directly in the equities included in the index in the same proportion as they are represented in the OMX Finland Sustainability index. The index contains about 40 Finnish equities. Portfolio managers do not actively choose equities. The fund's tracking error is expected to remain low (below 0.5 %). The fund's costs, minor differences in holding weightings, and withholding taxes on foreign investments and cash are all potential sources of tracking errors between the fund and the index. Also, differences in valuation times may cause momentary deviations from the reported figures. Tracking errors are discussed in more detail in the prospectus.

It is possible to subscribe for (buy) and redeem (sell) fund units during all Finnish banking days. If the subscription fee has been received at the fund management company on a banking day before 11AM, the subscription will be confirmed at the value of the same banking day. If a redemption order is received at the fund management company before 11 AM 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 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 distribution unit (unit type B). The amount of the annual distribution paid to distribution units (B) is determined by the annual meeting. 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. The fund can lend out securities it owns to achieve additional returns. Lending involves counterparty risk, which is hedged by bonds or cash as collateral for lent-out securities.

Intended Retail Investor

This fund is appropriate for investors who wish to invest in a diversified manner in the Finnish stock market over the recommended investment period, with the goal of achieving a total return typical of the Finnish stock market, while accepting the risks of the stock market and the possibility of losing a portion or all of their capital and return. In this class of units of the fund, a return compensation decided by the general meeting of the fund management company is paid annually. 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.

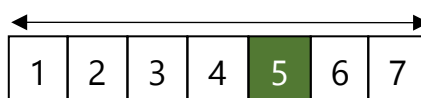
This fund can be subscribed for and redeemed through Seligson & Co and LocalTapiola. Further information about the fund (prospectus and rules in Finnish and Swedish; financial statements and half-year report in Finnish) and the latest value of the fund unit are freely available on the management company's 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 7 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 5 out of 7, which is a medium-high 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 following factors are not taken into account: market area risk and counterparty risk (equity loans).

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 12 years. Markets could develop very differently in the future.

Recommended holding period: 7 years

Example Investment: EUR 10,000.

Scenarios		If you exit after 1 year	If you exit after 7 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	1,450 EUR	900 EUR
	Average return each year	-85.53 %	-29.14 %
Unfavourable	What can an investor get back after expenses	8,520 EUR	8,510 EUR
	Average return each year	-14.76 %	-2.28 %
Moderate	What can an investor get back after expenses	11,070 EUR	22,230 EUR
	Average return each year	10.66 %	12.09 %
Favourable	What can an investor get back after expenses	15,160 EUR	28,610 EUR
	Average return each year	51.55 %	16.20 %

The stress scenario shows what you might get back in extreme market circumstances. The unfavourable scenario occurred for an investment between August 2021 and May 2023. The moderate scenario occurred for an investment between March 2014 and March 2021. The favourable scenario occurred for an investment between September 2011 and September 2018.

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 7 years
Total costs	72 EUR	866 EUR
Annual cost impact (*)	0.7 %	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 12.7 % before costs and 12.1 % after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	The trading fee for subscribing to fund's units is 0.10 % of the subscription amount paid to the fund's account.	10 EUR
Exit costs	The trading fee for the fund when redeeming fund units is normally 0.10 %, but 0.50 % if the investment period is less than 180 days in duration.	10 EUR
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.46 % per annum (in 2022). Includes, e.g., the management fee, deposit fee and depositary's fee, and banking charges.	46 EUR
Transaction costs	0.1 % 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.	6 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: 7 years

This fund may not be suitable for investors who intend to sell their units in the fund within seven 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 %, otherwise it is 0.10 %. 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 indices used in index funds are licensed products whose intellectual property rights and trademarks are owned by the index provider. Further information and disclaimers are available in the prospectus.

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.