

# 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** Spiltan Realinvest Global  
Spiltan Fonder AB

**ISIN** SE0019353053

[www.spiltanfonder.se](http://www.spiltanfonder.se) Call +46 8 545 813 40 for more information.

The Swedish Supervisory Authority is responsible for the supervision of Spiltan Fonder AB in respect of this fact sheet. This Priip product is authorized in Sweden and managed by Spiltan Fonder AB. Spiltan Fonder AB is authorized in Sweden and regulated by the Swedish Supervisory Authority. The fact sheet was drawn up 2023-02-07.

## What is this product?

**Type** UCITS fund

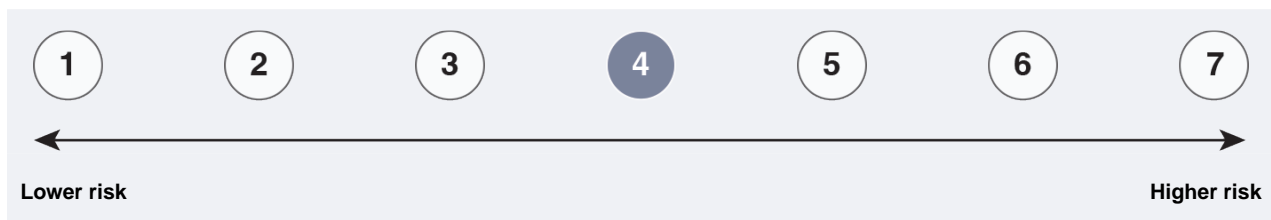
**Term** The fund has no maturity date. The fund company has the right to close the fund and redeem the units, see information in the prospectus.

**Objectives** The fund is an actively managed equity fund with a global investment focus. The fund shall invest in equities with connection to real assets such as infrastructure, real estate, forest assets and power companies, but can also invest in other types of companies. At least 50 percent of the fund's value shall be invested in infrastructure. Infrastructure primarily refers to systems for the transport of goods, people and services as well as for energy and information. The fund's assets may be invested in transferable securities, money market instruments, fund units and credit institution accounts. The overall objective of the fund is to deliver good performance over time at a lower level of risk than for the global stock market as a whole. The fund may use derivative instruments including OTC derivatives. The fund does not pay any dividends.

**Intended Investor** This fund may be suitable for those who plan to hold their investment for at least 5 years and who understand that the money invested in the fund may increase or decrease in value and that there is no guarantee that you will get back all the capital invested. To invest in the fund, you do not need to have any particular prior knowledge or experience of funds or financial markets.

**Depository** Depository: Swedbank AB (publ). The annual reports, semi-annual reports, prospectus, the latest prices of units, and other practical information may be obtained free of charge in Swedish, from [www.spiltanfonder.se](http://www.spiltanfonder.se).

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



The risk indicator assumes that you keep the product for 5 years.

The summary risk indicator provides an indication of 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. We have classified this product as 4 out of 7, which is a medium risk class. An example explanation: This rates the potential losses from future performance at a medium level, and poor market conditions could impact the fund management company's capacity to pay you.

This product does not include any protection from future market performance. You could, therefore, lose all or part of your investment.

The actual risk can vary substantially if you exit the investment in advance and may result in you receiving smaller returns. You may not be able/permitted to exit the investment in advance. You may incur substantial extra costs for an early exit.

Counterparty risk arises if a counterparty does not fulfill its obligations to the fund, for example by not paying a set amount or not delivering securities as agreed.

Operational risk is the risk of loss due to, for example, system failure, errors caused by the human factor or by external events.

## Performance Scenarios

Recommended Holding Period (years) Investment example		5 years 100 000 SEK	
		If you redeem after 1 year	If you redeem after 5 years (Recommended Holding Period)
<b>Scenarios</b>			
<b>Minimum</b>	There is no guaranteed minimum return. You may lose all or part of your investment.		
<b>Stress</b>	<b>What you can get back after deducting costs</b> Average return per year	<b>31 900 SEK</b> -68.1 %	<b>44 900 SEK</b> -14.8 %
<b>Unfavourable</b>	<b>What you can get back after deducting costs</b> Average return per year	<b>81 300 SEK</b> -18.7 %	<b>103 000 SEK</b> 0.6 %
<b>Moderate</b>	<b>What you can get back after deducting costs</b> Average return per year	<b>112 300 SEK</b> 12.3 %	<b>148 100 SEK</b> 8.2 %
<b>Favourable</b>	<b>What you can get back after deducting costs</b> Average return per year	<b>144 900 SEK</b> 44.9 %	<b>186 500 SEK</b> 13.3 %

Your returns from this product depend on future market results. Market developments in the future are uncertain and cannot be accurately predicted. The figures shown include all the costs of the product itself, but may not include all of the costs you pay to your advisor or distributor/and the costs of your advisor or distributor. The figures do not consider your personal tax situation, which may also affect how much you get back. The unfavourable, moderate, and favourable scenarios show the worst, average, and best performance for the product over the last 10 years. The scenarios shown are based on previous results and certain assumptions. Markets could develop very differently in the future. The stress scenario shows what you could get back during extreme market conditions. Performance scenarios are shown for 1 year and the recommended holding period. These types of scenarios occurred for an investment between 2012-2022.

### What happens if Spiltan Fonder AB is unable to pay out?

The fund's assets may not, by law, be held with the fund management company. The law requires, instead, that every fund has a separate company, a depository, that holds the fund's assets. If the fund management company were to default, the depository will take over management of the fund. There is no other form of compensation or guarantee scheme for investors in the fund.

### What are the costs?

The person advising you on or selling you the product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment. If the fund is part of another product, e.g. unit-linked insurance, there may be other costs for that product.

#### What are the costs?

The tables show the amounts taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product, and how well the product performs. 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 recommended holding period/ other holding periods, we have assumed the product performs as shown in the Moderate scenario.
- 100,000 SEK is invested.

	If you redeem after 1 year	If you redeem after 5 years (Recommended Holding Period)
<b>Total costs</b>	1 600 SEK	16 580 SEK
<b>Annual cost impact*</b>	1.6 %	1.6 %

\*This illustrates how costs reduce your return each year over the holding period. It shows, for example, that if you exit at the recommended holding period, the average return per year is projected to be 12.3% before costs and 10.7% after costs. We may share part of the costs you pay us with the person selling you the product to cover the services they provide. You will be informed of the amount.

**Composition of costs (The amounts in SEK are based on an investment of 100,000 SEK)**

One-off costs upon entry or exit		If you redeem after 1 year
Entry costs	We do not charge a subscription fee, but the person selling the product to you may.	0 SEK
Redemption costs	We do not charge a redemption fee for this product but the person selling the product to you may.	0 SEK
Ongoing costs		
Management fees and other administrative or operating costs	1.5 % of the value of your investment per year. This is an estimate based on actual costs over the past year.	1500 SEK
Transaction costs	0.1% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the product's underlying investments. The actual amount will vary depending on how much we buy and sell.	90 SEK
Incidental costs taken under specific conditions		
Performance-related fees	No performance related fee is charged for this product	Not applicable

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

### Recommended Holding Period (years) 5 years

The fund has no minimum holding period requirement but, since it invests in equities, it is suitable for a medium to long investment horizon. You should be prepared to save in the fund for at least 5 years. You normally have the option to sell your fund on any and all business days without any additional fee.

## How can I complain?

If you have any complaints about the fund, you can contact the person who advised you or sold you the product. You can also contact Spiltan Fonder AB ([www.spiltanfonder.se](http://www.spiltanfonder.se)) or send an email to [fonder@spiltanfonder.se](mailto:fonder@spiltanfonder.se) or send a letter to Spiltan Fonder AB, Riddargatan 17, SE-114 57 Stockholm, Sweden.

## Other relevant information

Full information about the fund is available in the fund's prospectus, which is available on the company's website ([www.spiltanfonder.se](http://www.spiltanfonder.se)) together with, but not limited to, the current version of this Key Information Document, the fund's annual report, its semi-annual report, and information on charges for previous periods.

Previous results: Returns for the last 10 years are available here: [www.spiltanfonder.se](http://www.spiltanfonder.se)

Historical performance scenarios: Previously published performance scenarios are available here: [www.spiltanfonder.se](http://www.spiltanfonder.se)