

Key Information Document

Purpose

This document provides the investor with key information about this investment product. It is not marketing material. The information is required by law to help the investor understand the nature, risks, costs, potential gains and losses of this product and to help the investor compare it with other products.

Product

Product name	Special Mutual Fund Titanium Care Real Estate (AIF)
PRIP manufacturer	Titanium Fund Management Company Ltd (the "Management Company")
ISIN	FI4000063979
Internet / Telephone	www.titanium.fi / +358 (0)9 8866 4000
Competent Authority of the PRIP Manufacturer	Finnish Financial Supervisory Authority
Date of production of the KID	1 March 2025

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type

This product is a special investment fund.

Maturity date

The product has no predetermined maturity date. Pursuant to the Fund Rules, the Management Company has the right to redeem the investor's fund units without an order placed by the investor or without the investor's consent on account of a weighty cause related to the investor.

Objectives

The fund is a special investment fund referred to under the Finnish Act on Alternative Investment Funds, investing its assets primarily in domestic care and wellbeing real estate as well operative and administrative objects. The real estate may be new, recently constructed or recently modernized or objects to be constructed or renovated.

The fund may also invest in bonds and other interest-bearing instruments in the manner determined in the Fund Rules. The fund may utilize derivatives both for risk management to hedge e.g., borrowed capital and as part of the investment activities complying with its objective.

The objective of the fund is to achieve a maximum yield primarily employing the investment policy described above. The yield of the fund consists primarily of rental income from the real estate objects and potentially of the value appreciation of the objects. All of the units of the fund comprise income units. No less than 75 % of the fund's profit for the financial period is distributed to the fund unitholders annually. Non-actualized value changes are not taken into account when calculating the profit for the financial period.

In order to implement its investment policy, the fund may utilize in its investment activities borrowed capital to be obtained from financial institutions in the maximum amount of 100 % of the fund's Net Asset Value (NAV). Consequently, the fund is able to generate revenue using an asset portfolio double the capital invested by the fund unitholders. This increases the chances of a higher return, but also simultaneously increases the fund's risk level. In addition, for specific reasons, the fund may take out temporary credit in the amount of no more than 30 % of the fund's Net Asset Value.

The Fund is a financial product within the meaning of Article 8 of Regulation 2019/2088 ('SFDR') which promotes, among other characteristics, environmental and social characteristics.

Intended retail investor:

The recommended holding period for the fund is in excess of 5 years. Hence, this fund may not be suitable for investors intending to redeem their holding in the fund in less than five years.

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

Risk indicator

1	2	3	4	5	6	7
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← Lower risk

Higher risk →

The risk indicator assumes the investor holds the fund for a minimum of five years. The actual risk can vary significantly, if the investor redeems their fund units earlier, resulting in returns being lower than anticipated.

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 the PRIIPS manufacturer is unable to pay the investor.

We have classified the fund's risk category as 4 on a scale of 1 to 7, being the medium risk category.

Any future losses are estimated at the medium-low level, but poor market conditions could impact the Management Company's ability to execute redemptions.

Due to the liquidity risk, the redemption of the investor's fund units may be delayed in exceptional market conditions. Since the assets of the fund cannot be liquidated into cash rapidly, the investor may not be able to recoup their assets at the normal price or within the normal time period. This product does not provide protection against future market performance, which means the investor may lose some or all of their investment. The Management Company may be compelled to temporarily discontinue redemptions of the fund units, in case this is particularly required by the equality of the fund unitholders or another weighty reason.

Performance scenarios

This table shows the money the investor could get back over the next five years, under different scenarios, assuming that they invest EUR 10 000. The figures shown include all costs associated with the fund, but may not include all third-party costs of advisory or distribution. The figures do not take into account the investor's personal tax status that may also affect the investor's returns.

Recommended holding period	5 years		
Example of an investment	EUR 10 000		
Scenario		If the investor sells after one year	If the investor sells after 5 years
Minimum	No minimum return is guaranteed. The investor may lose some or all of their investment.		
Stress scenario	Investor's potential return after costs	EUR 9 450	EUR 9 480
	Average annual return	-5.53%	-1.07%
Unfavourable scenario	Investor's potential return after costs	EUR 9 700	EUR 9 810
	Average annual return	-2.98 %* 1)	-0.39 %* 2)
Moderate scenario	Investor's potential return after costs	EUR 10 380	EUR 14 320
	Average annual return	3.75 %* 3)	7.45 %* 4)
Favourable scenario	Investor's potential return after costs	EUR 10 670	EUR 14 920
	Average annual return	6.69 %* 5)	8.33 %* 6)

*) Time period during which a scenario of this type occurred. 1) 11/2023-11/2024. 2) 12/2023-12/2024. 3) 11/2019-11/2020. 4) 07/2017-07/2022. 5) 10/2015-10/2016. 6) 10/2015-10/2020.

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 fund over the last 10 years. The scenarios shown are examples based on prior returns and certain assumptions. The stress scenario illustrates what the investor's returns could be in extreme market conditions.

What happens if Titanium Fund Management Company Ltd is unable to pay out?

Pursuant to the regulation, the Management Company cannot itself be responsible for the custody of the assets of the fund. Each fund must have a dedicated custodian, responsible for the safekeeping of the fund's assets. In case the Management Company is found insolvent, the custodian shall assume responsibility for managing the fund. The product is not covered by any compensation or guarantee scheme.

What are the costs?

The person selling the investor or advising them about this product may charge the investor other costs. If so, this person will inform the investor about these costs and show them the impact that all costs will have on the investment over time.

Costs over time

The tables illustrate the sums used from the investment to cover different types of costs. Such costs are dependent on the amount of the investment and on the duration of the holding period of the product. The sums presented here are estimates based on the sum invested and on different possible holding periods. The assumption is that

- in the first year the investor would recoup the amount they invested (annual return of 0%). As concerns other holding periods, the assumption is that the investor's return from the investment is in accordance with the moderate scenario.
- the amount of the investment is EUR 10 000.

	If the investor sells after one year	If the investor sells after the recommended holding period
Total costs	EUR 696	EUR 2 063
Impact on annual return*	7 %	4.5 % each year

* This illustrates how the costs decrease the return in each year of the holding period. It allows to illustrate, for instance, that if the investor sells their holding during the recommended holding period, the investor's average annual return is estimated to be 11.18 per cent before costs and 6.32 per cent after costs. We may share some of the costs with the person who sold the product to the investor, so we are able to cover the services they provided to the investor. They inform the investor of the sum.

Cost structure

One-off costs in connection with participation or sale		If the investor sells after 1 year
Participation costs	Subscription fee of no more than 2.0 per cent	EUR 200
Selling costs	Redemption fee of no more than 2.0 per cent	EUR 200
Recurring annual costs		
Administrative fees and other administrative or operating costs	3.0 per cent of the value of the investment annually. This is an estimate based on the materialised costs of the preceding year.	EUR 296
Transaction costs	0.1 per cent of the value of the investment annually. This is an estimate of the costs incurred from the sale and purchase of the underlying investments. The actual amount varies according to how much we buy and sell.	EUR 10
Incidental costs incurred in special circumstances		
Performance fees	A performance fee not exceeding 20 per cent of the reference yield surplus. The performance fee is charged from the portion of the return exceeding the reference value applicable to such fees (reference yield of 7 %) since the inception of the fund. The total cost estimate above includes the average of the last five (5) years, which is 0.9 %. In 2023, the performance fee amounted to 0.13 % of the fund unit value.	EUR 90

How long should the investor hold it and can the investor take their money out early?

Recommended holding period: A minimum of 5 years

The recommended holding period is based on the fund's past volatility and an assessment of the risk level of the fund's investment objects. Fund units may be redeemed twice (2) times per year: on the last banking day in June and December. The redemption order must be submitted to the Management Company latest on the redemption day preceding the desired redemption day. Subscriptions are possible once a month on the last banking day of the month.

How can the investor complain?

Any complaints related to the products or the actions of the PRIIP manufacturer, or a person selling or advising on the product may be lodged online at www.titanium.fi, in writing to Titanium Fund Management Company Ltd, Aleksanterinkatu 48 B, 00100 Helsinki or by email info@titanium.fi or by phone +358 (0) 9 8866 4000.

Titanium's decision may be referred for review by the Finnish Financial Ombudsman Bureau (FINE, www.fine.fi). Titanium's decision may also be appealed to the Helsinki District Court or the District Court of the domicile of the concerned party.

Other relevant information

The custodian of the fund is OP Custody Ltd. The Fund Rules, Fund Prospectus, monthly review and the fund's past performance (for the past ten years) are available in Finnish and free of charge online at <https://www.titanium.fi/tuotteet-ja-palvelut/rahastot/titanium-hoivakiinteisto>. The annual report of the fund is available in Finnish and free of charge from the Management Company upon request.