

# Specific 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

### Mandatum AM Real Estate II

**Mandatum Life Insurance Company Limited (Mandatum Life)**

ISIN: QZ4000006735

[www.mandatumlife.fi](http://www.mandatumlife.fi)

For further information, call Mandatum's customer service at +358 200 31100 (Inc/mnc).

The investment basket is an investment product that is part of unit-linked insurance provided by Mandatum Life Insurance Company Limited (Mandatum Life). Mandatum Life, which is part of Mandatum Group, is authorized by the Finnish Financial Supervisory Authority (FIN-FSA), which also regulates it with regard to this key information document.

Release date **1.1.2023**.

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

## WHAT IS THIS PRODUCT?

**Type:** The investment basket, which is an investment product specified by the insurance company, to whose value development the value of the insurance can be tied. The investment basket cannot be acquired separately; it is part of unit-linked insurance.

**Term:** The recommended investment period is at least 5 years and it is based on the basket's risk indicator and investment strategy. This product does not have a maturity date, it is a continuous investment basket. The insurance company has a unilateral right to cancel the investment basket without a specific reason by informing the customer of the cancellation within a reasonable amount of time.

**Objective:** The investment basket invests primarily in high-cash-flow real estate investments. The investment basket's investments are mainly carried out through the Mandatum AM Finland Properties II special common fund.

**Intended Retail Investor:** The investment basket suits investors who are seeking the possible high returns associated with high-risk alternative investments and are ready to take the risk of losing the capital and possible return in part or in full. Liquidity resulting from the asset class of the investment basket's investments is extremely limited which is why the investor must not be dependent on the liquidity of the investment they have made. The investment basket suits investors who intend to keep the product for the recommended minimum investment period, i.e. 5 years.

## WHAT ARE THE RISKS & WHAT COULD I GET IN RETURN?

### Risk indicator

1	2	3	4	5	6	7
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Lower Risk ← → Higher Risk



**The risk indicator assumes you keep the product for 5 year(s). This product has no maturity date.**

We have classified this product as 5 out of 7, which is a medium-high risk class. The actual risk can vary considerably if you redeem your investment earlier. In this case, the investor may get less back. The investment basket has no capital protection. The value of the investment can increase or decrease. The investment basket has limited liquidity associated with high-risk

alternative investments and a very high return risk and capital risk. Return risk and capital risk mean that the investor may lose the capital that they have invested as well as the returns in part or in full.

The risk-reward profile and risk category of the investment basket are subject to change. It is not possible to predict the future development of the risk-reward profile, and risk category based on the historical data of the investment basket. Not even the lowest risk category (1) mean that the investment is completely risk-free. This product does not include any protection against future market developments, therefore you may lose the capital that you have invested plus returns in part or in full.

## WHAT ARE THE RISKS & WHAT COULD I GET IN RETURN? (CONTINUED)

### Performance Scenarios

The return the investor receives will vary depending on how the market performs. The future market performance is uncertain and cannot be accurately predicted.

The unfavorable, moderate, and favorable outlooks presented are examples using the product's own history and, for the missing part, the worst, average and best returns of the appropriate benchmark over the past 10 years. The market may develop in very different ways in the future.

**Recommended Holding Period: 5 years**

**Investment = €10,000**

Scenarios		If you exit after 1 year	If you exit after 5 years
<b>Minimum</b>		There is no minimum guaranteed return. You could lose some or all of your investment.	
<b>Stress</b>	<b>What you might get back after costs</b>	<b>€1,180</b>	<b>€1,250</b>
	Average return each year	-88.16%	-33.99%
<b>Unfavourable</b>	<b>What you might get back after costs</b>	<b>€6,040</b>	<b>€7,300</b>
	Average return each year	-39.64%	-4.90%
<b>Moderate</b>	<b>What you might get back after costs</b>	<b>€10,650</b>	<b>€13,540</b>
	Average return each year	6.54%	6.24%
<b>Favourable</b>	<b>What you might get back after costs</b>	<b>€14,060</b>	<b>€17,190</b>
	Average return each year	40.56%	11.44%

The table according to the PRIIPS regulation shows the estimation for what is the value of your investment after costs over the next 5 years under different scenarios, assuming that you invest 10,000.00 €. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. 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.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product. The stress scenario shows what you might get back in extreme market circumstances.

## WHAT HAPPENS IF MANDATUM LIFE INSURANCE COMPANY LIMITED (MANDATUM LIFE) IS UNABLE TO PAY OUT?

The product is not covered by the Investors' Compensation Fund or the Deposit Guarantee Fund. The investor may lose all or part of return and the capital they have invested in the investment basket. If the insurance company is placed in liquidation or bankruptcy, the interests of the policyholders are secured such that all insurance receivables, regardless of the insurance class and line, hold first preference to all of the company's assets during the company's liquidation and bankruptcy above all other receivables targeted at the company.

## WHAT ARE THE COSTS?

The tables show the amounts that are used to cover different types of costs. These amounts depend on the amount of the investment, the duration of the investment period. The amounts presented here are estimates based on the investment amount and different possible investment periods. The assumption is that in the first year the investor would get back the amount they invested (0% annual return). With regard to other investment periods, the assumption is that the investor will receive a return on the product in accordance with a reasonable outlook. Investment 10,000 euros per year.

**Table I: Costs over time**

	If you exit after 1 year	If you exit after 5 years
<b>Total costs</b>	<b>€270</b>	<b>€1,780</b>
<b>Annual cost impact (*)</b>	2.65% each year	2.65% 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 8.9% before costs and 6.2% after costs.

**Table 2: Composition of costs**

		<b>If you exit after 1 year</b>
<b>One-off costs</b>		
Entry costs	We do not charge an entry fee.	€0
Exit costs	We do not charge an exit fee for this product.	€0

**Ongoing costs**

Management fees and other administrative or operating costs	2.65% of the value of your investment per year. The figure is an estimate based on actual costs over the last year. The costs of the investment basket are 1.75% of the gross asset value (GAV) of the holdings, of which the management fee of the investment basket is 0.875% and of the target fund 0.875%. The net asset value (NAV) is affected by the costs of the underlying fund, which can be a maximum of 50% according to the rules of the investment basket. Total costs of the holdings' net asset value (NAV) are 2.65%, of which the management fee for the investment basket is 1.325% and for the underlying fund 1.325%.	€265
Transaction costs	0.00% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	€0

**Incidental costs**

Performance fees and/or Carried interests	The total cost estimate presented consists the average of the last five years. The figure includes underlying investments' performance fees.	€28
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## HOW LONG SHOULD I HOLD AND CAN I TAKE MONEY OUT EARLY?

The investor can relinquish their investment at a value calculated for the investment basket on each banking day. This will not result in additional costs for the customer. The objective of the product is to offer the investor the return described in the above section "What is this product?". In order to achieve the targeted return, the product needs to be kept for the recommended minimum investment period, i.e. 5 years.

## HOW CAN I COMPLAIN?

The customer can complain about the product, the activities of the product's developer or the party selling the product/providing advice by contacting Mandatum either on our Web Service through an online message at the address [www.mandatumlife.fi](http://www.mandatumlife.fi) or calling our customer services at tel. +358 200 31100 (Inc/mnc). The complaint can also be made by letter. The feedback will be handled according to current legislation. The processing of the matter will take place without delay, however, within a maximum of 30 days.

**Postal Address:**

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Asiakasposti/2011 Kalevantie 3  
20520 Turku

**Email:**

[asiakaspalvelu@mandatumlife.fi](mailto:asiakaspalvelu@mandatumlife.fi)

Mandatum Life's decision may be submitted for consideration to the Finnish Financial Ombudsman Bureau (FINE [www.fine.fi](http://www.fine.fi)), the Finnish Insurance Complaints Board or another body issuing recommended decisions. Mandatum Life's decision can also be appealed to the Helsinki District Court or the Finnish District Court of the district in which the complainant permanently resides.

## OTHER RELEVANT INFORMATION

Investors must carefully familiarise themselves with the terms and conditions and brochures relating to the insurance and investments linked to it before taking out or changing an insurance policy or selecting or changing investments. The product's other statutory materials, product description, terms and conditions, and price list can be found on Mandatum's web page at [www.mandatumlife.fi](http://www.mandatumlife.fi) and by calling Mandatum's customer service +358 200 31100, (Inc/mnc). Previous published return scenarios and performance are available at: [www.mandatumlife.fi/4a77e5/globalassets/sijoituskohteet\\_mandatum/PRIIP-liite/Mandatum-AM-Kiinteisto-II-liite.pdf](http://www.mandatumlife.fi/4a77e5/globalassets/sijoituskohteet_mandatum/PRIIP-liite/Mandatum-AM-Kiinteisto-II-liite.pdf)