

# Key Information

# Document

## Purpose

This key information document provides you with basic facts about this investment product. It is not promotional material. By law, this information is required 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	Swedbank Robur Fastighet A
Manufacturer	Swedbank Robur Fonder AB
ISIN	SE0000537763
Contact	For more information visit <a href="http://www.swedbankrobur.com">www.swedbankrobur.com</a> or call us on +46 8 585 924 00
Supervisory Authority	Finansinspektionen
Date	2026-02-20

## What is this product?

Type	Mutual funds
Term	The fund has no maturity date. The Management Company has the right to cease management of the fund; see information in the Information Brochure.
Objective	<p>The fund's long-term objective over a five-year period is to outperform its benchmark index, which consists of 75% MSCI World Real Estate Net, 25% SIX Fastigheter Return.</p> <p>The fund's assets are invested in Sweden and globally, primarily in companies focused on the real estate industry such as real estate companies, brokers or construction companies. The fund also has the opportunity to invest in other companies that have predominantly non-financial assets, such as forestry and power companies.</p> <p>The fund has an active investment strategy that focuses on the selection of companies within the above-mentioned investment policy. The Fund Manager has a long-term investment horizon and chooses the companies that are considered to be attractively valued in relation to the company's future earnings potential.</p> <p>Shares are selected based on our own assessment, which means that deviations from the market can be greater or smaller over time. The fund has risk limitations relative to its benchmark index. However, since the fund is actively managed, differences in returns are expected between the fund and the index, which may occasionally be significant. Active risk, or Tracking error, is a measure that shows how much the fund's historical return has varied in value in relation to its benchmark index. The fund's returns are determined by how the shares in which the fund invests increase or decrease in value during the holding period. Normally, you can buy and sell fund units on all banking days via our dealers. The share class is accumulating.</p>
Target market	This fund may be suitable for savers who are planning on retaining their investment for at least 5 years and who understand that the money invested in the fund can both increase and decrease in value and that there is no certainty that you will be able to get back the full amount of your invested capital. In order to invest in the fund, there is no requirement for you to have any special prior knowledge or experience of investment funds or financial markets.
Other	Depository bank: Swedbank AB. Annual report, Semi-Annual report, Information brochure, latest share value and other practical information are available at <a href="http://www.swedbankrobur.se">www.swedbankrobur.se</a>

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

### Risk indicator



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. We have classified the product as 4 out of 7, i.e. a medium risk class. This means that the fund has a medium risk of increases and decreases in the unit value. The indicator primarily reflects the increases and decreases of the securities in which the fund has invested. This product does not include any protection from future market performance so you could lose some or all of your investment.



The risk indicator assumes you keep the product 5 year(s).

**Be aware of currency risk when investing in a share class whose currency differs from the official currency in the country where the share class is marketed. You will then receive payments in a different currency. The final return will therefore depend on the exchange rate between the two currencies. This risk is not considered in the indicator above.**

### Performance Scenarios

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 show the worst, the average and the best performance of the product over the last 10 years. In the future, market performance may be entirely different.

Recommended holding period: 5 year(s)  
Examples of investment: 100 000 SEK

Scenarios		If you exit after 1 year	If you exit after 5 year(s)
Minimum	<b>There is no minimum guaranteed return. You could lose some or all of your investment.</b>		
Stress scenario	<b>What you might get back after costs</b>	<b>55 100 SEK</b>	<b>40 600 SEK</b>
	Average return each year	-44.9%	-16.5%
Unfavourable scenario	<b>What you might get back after costs</b>	<b>75 400 SEK</b>	<b>77 700 SEK</b>
	Average return each year	-24.6%	-4.9%
Moderate scenario	<b>What you might get back after costs</b>	<b>107 000 SEK</b>	<b>141 700 SEK</b>
	Average return each year	7.0%	7.2%
Favourable scenario	<b>What you might get back after costs</b>	<b>145 300 SEK</b>	<b>215 600 SEK</b>
	Average return each year	45.3%	16.6%

The unfavourable scenario occurred for an investment between 2021-2026. The moderate scenario occurred for an investment between 2018-2023. The favourable scenario occurred for an investment between 2016-2021. The stress scenario shows what you might get back in extreme market circumstances. The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your adviser or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

### What happen if Swedbank Robur Fonder AB is unable to pay out?

By law, the fund's assets may not be held by the Management Company. Instead, each fund must have a specific Depository Institution that takes care of the storage of the fund's assets. In the event that the Management Company goes into bankruptcy, the Depository Institution will take over the administration of the fund. There is no compensatory or guarantee system for investors in the fund.

### 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. If the fund is included as a part of another product, e.g., fund insurance, there may be other costs for that product.

#### 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, how long you hold the product and how well the product does. 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 product's recommended holding period we have assumed the product performs as shown in the moderate scenario.
- 100 000 SEK is invested.

	If you exit after 1 year	If you exit after 5 year(s)
<b>Total costs</b>	1 270 SEK	8 620 SEK
<b>Annual cost impact*</b>	1.27%	1.27% per year

\* This illustrates how costs reduce your return each year during the holding period. This shows, for example, that if you redeem at the recommended holding time, your average return per year is estimated to be 8.49% before costs and 7.22% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

### Composition of Costs

Amounts in SEK are based on an investment for 100 000 SEK.

			If you exit after 1 year
One-off costs upon entry or exit	<b>Entry costs</b>	We do not charge an entry fee, but the person selling you the product may do so.	0 SEK
	<b>Exit costs</b>	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 SEK
Ongoing costs	<b>Management fees and other administrative or operating costs</b>	1.25% of the value of your investment per year. This is an estimate based on actual costs over the last year, or expected costs if the fund/share class was started recently.	1 250 SEK
	<b>Transaction costs</b>	0.02% 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.	20 SEK
Incidental costs taken under specific conditions	<b>Performance fees</b>	There is no performance fee for this product.	N/A

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

**Recommended holding period: 5 year(s)**

The fund does not have any minimum holding period, but, since it invests in shares, it is suitable for a medium to long investment horizon. You should be prepared to save in the fund for at least 5 years. Normally, you will have the possibility to sell your fund units on all banking days without any extra fee.

### How can I complain?

If you wish to make a complaint about the fund, you can contact the person who has provided you with advice or sold the fund to you. You can also contact the Management Company ([swedbankrobur.se/en/about-us/company-facts-and-organisation/complaints](https://swedbankrobur.se/en/about-us/company-facts-and-organisation/complaints)) or write to [klagomal@swedbankrobur.se](mailto:klagomal@swedbankrobur.se) alternatively Swedbank Robur, Complaints Officer for funds, SE-105 34 Stockholm, Sweden.

### Other relevant information

Complete information about the fund can be found in the fund's Information Brochure that is available on the Management Company's website ([www.swedbankrobur.se](http://www.swedbankrobur.se)), together with, among other things, the current version of this Key Information Document, the fund's Annual Report and Semi-Annual Report.

Past performance: Returns for up to the last 10 years are shown in the Past Performance document available here:

<https://swedbankrobur.se/legal-documents>

Historical result scenarios: Previously published result scenarios can be found here:

<https://swedbankrobur.fondlista.se/performance-scenarios/SE0000537763/sv>