

Key Information Document

Purpose

This document provides you with key information about this investment product, which can be linked to an insurance contract. 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 European Real Estate II Plus investment basket

PRIIP manufacturer Mandatum Life Insurance Company Limited (Mandatum Life), ISIN:QZ4000007659
<https://www.mandatumlife.fi/>

For further information, call +358 200 31100 (Inc/mnc). Regulated by the Finnish Financial Supervisory Authority (FIN-FSA). Release Date: 19/09/2019 (Stressed Scenario revised: 03/01/2022)

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.

Objectives: The Investment Basket invests in the alternative asset class. The Investment Basket primarily invests in real estate funds, in addition to which assets can be invested in direct real estate investments through the alternative Mandatum AM European Real Estate II investment basket.

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. The investor must have the opportunity to hold on to his or her investments until the termination of the investment basket as the liquidity resulting from the investment basket's investments' asset class is extremely limited. The investor must not be dependent on the liquidity of the investment he or she has made.

Product term: The recommended investment period is 7-9 years. This product's termination takes place as described in the product's rules. 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.

What are the risks & what could I get in return?

The risk indicator gives a picture of how this product's risk level relates to the risk level of other products.



The risk indicator assumes you keep the product for 9 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell or end your product easily or you may have to sell or end at a price that significantly impacts on how much you get back.

According to PRIIPS regulation, this product's risk level is 4 out of 7, which is a medium risk class. The Investment Basket

does not have capital protection. The value of investment objects may 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 investors may lose the capital that they have invested as well as the returns in part or in full.

This product does not include any protection from future market performance so you could lose some or all of your investment.

What are the risks & what could I get in return? (continued)

Performance Scenarios

Scenarios	1 Y	5 Years	9 Years*
Stressed Scenario			
What you might get back after costs	1,838.38€	2,890.68€	1,651.00€
Average return each year %	-81.62	-21.98	-18.14
Unfavourable Scenario			
What you might get back after costs	8,246.95€	6,901.26€	6,385.36€
Average return each year %	-17.53	-7.15	-4.86
Moderate Scenario			
What you might get back after costs	10,251.44€	11,151.97€	12,131.60€
Average return each year %	2.51	2.20	2.17
Favourable Scenario			
What you might get back after costs	12,564.77€	17,772.21€	22,731.90€
Average return each year %	25.65	12.19	9.55

*recommended holding period

This table, according to the PRIIPS regulation, shows the money you could get back over the next 9 years, under different scenarios, assuming that you invest 10,000.00 €.

These scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past, 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, and it does not take into account the situation where we are not able to pay you.

This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before 9 years. You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so.

The figures shown include all the costs of the product itself, and includes the costs of 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 happens if 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 he or she has 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 Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The table shows what the costs, including potential exit penalties, could mean for different holding periods. The figures assume you invest 10 000€. The figures shown are partially based on data from the past and therefore may change in the future.

Costs Over Time

Investment Scenarios 10,000.00€	If you cash in after 1 Y	If you cash in after 5 Years	If you cash in after 9 Years*
Total cost €	10,555.44	12,912.15	3,663.64
Impact on return (RIY) per year %	100.00	100.00	3.04

*recommended holding period

What are the costs? (continued)

Composition of Costs

One-off costs

Entry Costs %	0.00	The impact of the costs you pay when entering your investment.
Exit Costs %	0.00	The impact of the costs of exiting your investment when it matures.

Ongoing costs

Portfolio Transaction costs %	0.00	The impact of the costs of us buying and selling underlying investments for the product.
Other ongoing costs %	3.04	The impact of the costs that we take each year for managing your investments.

Incidental costs

Performance fees %	0.00	The impact of the performance fee.
Carried Interests %	0.00	The impact of carried interests.

Specification of other ongoing costs: Investment basket's management fee 1.75 %, underlying investments' fees 1.29 %.

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

Required minimum holding period: 9 years

The investment basket is intended for experienced investors who hold on to their investments until the termination of the investment basket. The investment basket's termination is described in the investment basket's rules. The investment basket cannot be switched to other investment objects and the savings in the investment basket cannot be redeemed to that extent that the savings are invested in the investment basket.

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 Life either on our Web Service through an online message at the address 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

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Mandatum Life's decision may be submitted for consideration to the Finnish Financial Ombudsman Bureau (FINE 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 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 Life's web page at www.mandatumlife.fi and by calling Mandatum Life's customer service +358 200 31100, (Inc/mnc).