

Key Information Document ("KID")

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by regulation 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: The Savills IM SEB European Real Estate II

Structure: Mutual Fund - reserved alternative investment fund (Fond Commun de Placement - fonds d'investissement alternative reserve or FCP-RAIF)

ISIN: TBD000071502

Manager: Savills Investment Management (Luxembourg) Sàrl, commercial register number B 124.536 (the "AIFM"). The AIFM is authorised and supervised as a management company in accordance with chapter 16 of the 2010 Luxembourg Law and admitted and regulated as an alternative investment fund manager in the Grand Duchy of Luxembourg by the Commission de Surveillance du Secteur Financier.

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KID production date: 03/02/2020 (based on data up to 31 December 2019)

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

What is this product?

Type

Savills IM SEB European Real Estate II (the "Fund") was established on 24 September 2019 as a mutual fund – reserved alternative investment fund (Fonds Commun de Placement - fonds d'investissement alternatif réservé or FCP-RAIF) and is subject to the 2016 Luxembourg Law. The Fund qualifies as an alternative investment fund under the 2013 Luxembourg Law. The Fund does not have a legal personality on its own.

Objectives

The overall Investment Objective of the Fund is to generate profits by indirectly acquiring Real Estate or participations in Real Estate Companies through one or more Real Estate Target Funds in Europe to generate sustainable income and capital return in compliance with the investment guidelines applicable to a reserved alternative investment fund governed by the 2016 Law with the purpose of spreading investment risks and affording its Investors the results of the management of its portfolio. The Real Estate Target Fund(s) will invest in a portfolio of properties which is diversified across geographical regions in Europe and the various property segments.

Intended retail investor

Units in the Fund may only be offered to and are only transferable between Well-Informed Investors. "Well-Informed Investor" has the meaning ascribed to it in the 2016 Law and includes, to the exclusion of any natural persons investing directly: (a) institutional investors, (b) professional investors, being those investors who are, in accordance with Luxembourg laws and regulations, deemed to have the experience, knowledge and expertise to make their own investment decisions and properly assess the risk they incur; and (c) any other well-informed investor who fulfils the following conditions: (i) declares in writing that he adheres to the status of well-informed investor and invests a minimum of one hundred and twenty five thousand (125,000) Euro in the Fund; or (ii) declares that he adheres to the status of well-informed investor and has obtained an assessment from a credit establishment as defined in the directive 2006/48/CE, from an investment firm as defined in directive 2004/39/CE, from a management company as defined in directive 2009/65/CE or from an authorised AIFM, certifying his/her expertise, his/her experience and his/her knowledge in adequately appraising an investment in the Fund. For the avoidance of doubt, natural persons are permitted to invest indirectly into the Fund, if they qualify as Well-Informed Investors.

Term

The Fund has an unlimited duration.

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

Risk Indicator



The Recommended Holding Period of the product is 8 years.

The Fund has been designated with a summary risk indicator of six because it is priced on a less regular basis than monthly (the Fund is priced quarterly). If the Fund were valued more regularly, the risk indicator would reduce.

The Fund is intended for long-term investors who can accept the risks associated with making potentially illiquid investments in real property or real property interests.

The value of units and income from them may change over time. The value of units may go down as well as up and as a result investors may not get back the original amount invested. In falling markets, the redemption of units may be subject to delays of up to 24 months. Investment performance is not guaranteed. Full information on the risks applicable to the Fund are detailed in the Offering Memorandum and Management Regulations.

Performance Scenarios

Investment of 10,000 SEK		8 years
Unfavourable scenario	What you might get back after costs	5,935 SEK
	Average return each year	-6.31%
Moderate scenario	What you might get back after costs	14,775 SEK
	Average return each year	5.00%
Favourable scenario	What you might get back after costs	33,500 SEK
	Average return each year	16.31%

The table above shows the money you could get back over the next 8 years (the Recommended Holding Period) under different scenarios, assuming that you invest 10,000.00 SEK. These scenarios presented are an illustration of past performance, and cannot be taken as an indicator of future performance. What you could receive can vary, and will be impacted by how the market performs and how long you keep the investment. 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.

What happens if the Savills IM SEB European Real Estate II is unable to pay out?

You may face a financial loss if the Fund is unable to return your investment due to poor performance. The Manager as the manufacturer of this product has no obligation itself to pay out since the product design does not contemplate any such payment being made. Any loss you do suffer as a result of actions of the Manager or the Fund is not covered by an investor compensation or a guarantee scheme.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you may receive. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for the Recommended Holding Period. They include potential early exit penalties. The figures assume you invest SEK 10,000. The figures are estimates and may change in the future.

The person selling or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Costs over time

Investment 10,000 Scenarios	If you cash in after 8 years
Total costs	2,512 SEK
Impact on return (RIY) per year	2.08%

Composition of costs

The table below shows:

- the annual impact of different types of costs on the investment return you may receive at the end of the recommended holding period
- the meaning of the different cost categories.

Impact on return per year for the Recommended Holding Period			
One-off costs annualised over 8 years	Entry costs	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.07%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.40%	The impact of the costs of the Fund buying and selling underlying investments for the product.
	Other ongoing costs	1.62%	The impact of other costs which may be incurred, including the management fees paid to the Manager.
Incidental costs	Performance fees	0.00 %	The impact of performance fees.
	Carried interest	0.00 %	The Fund does not charge Carried interest.

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

Units in the Fund are intended only for long-term investment, the recommended holding period is for a minimum of 8 years. Units of the Fund may at any time, but at least thirty (30) calendar days prior to the next Dealing Day (31 March, 30 June, 30 September, 31 December), upon request by Investors be redeemed in whole or in part. Save for the postponement of such redemption request, it will become effective on the Dealing Day. If there is not enough liquidity (e.g. bank deposits, liquid funds, money market instruments and listed bonds) available for the payment of the redemption price (as the case may be minus a redemption fee) as well as to operate the Fund in an economically efficient manner, the AIFM may, in its reasonable discretion, postpone the satisfaction of the redemption request up to twelve (12) months as from the Dealing Day. If no sufficient funds are available after this twelve (12) month-period, assets of the Fund shall be sold under appropriate conditions and within a period of twelve (12) months from the end of the aforementioned twelve (12) month-period, if reasonably possible. The AIFM may therefore postpone the satisfaction of the redemption request up to a maximum period of twenty-four (24) months counted from the Dealing Day. A redemption fee will be charged by the Fund which will be equal to 0.5% of the adjusted net asset value per unit available on the Dealing Day.

How can I complain?

In the first instance, please write to the Manager at its registered office (marked for the attention of the Compliance Officer). A copy of the Manager's complaint policy is available from the Manager upon request.

If you are an eligible complainant and you remain dissatisfied with the way the Manager has dealt with your complaint within a period of one month from lodging the complaint, you may refer the complaint directly to the Commission de Surveillance du Secteur Financier.

Other relevant information

Further information relating to Savills Investment Management can be found on www.savillsim.com

Capitalised terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Offering Memorandum and Management Regulations of the Fund.