



## Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

### Catella SICAV - Catella Systematic Property Fund Active - a sub-fund of Catella SICAV class RC1 (SEK)

ISIN:LU2323309026

Management Company: FundRock Management Company S.A.

## Objectives and Investment Policy

The investment objective of the sub-fund is to give exposure to the Swedish property market. In order to achieve its objective, the sub-fund will primarily be invested in Swedish listed equities and equity related products. Up to one third of the assets may be invested in Finland, Norway, Denmark and Iceland.

The sub-fund will hold long positions, directly or indirectly via use of financial derivative instruments, including but not limited to equity options, index options and FX forwards, may be used for investments as well as for hedging purposes.

The sub-fund will not invest more than 10% of its net assets in units/shares of other UCITS or UCIs.

The sub-fund may enter into securities lending transactions. The maximum proportion of the net assets of the Portfolio that could be subject to securities lending is 20%.

The sub-fund is actively managed and the Investment Manager has discretion to select the sub-fund's investments. The sub-fund is managed in reference to Nasdaq Catella Sweden Property Total Return (NQPROPT)

Index (The "Benchmark") for the purpose of marketing and to calculate the performance fee. However, the Investment Manager may deviate from the investment universe of the benchmark to achieve superior long term capital appreciation.

The sub-fund's investment policy contains broad environmental, social, and governance (ESG) criteria. The sub-fund aims to take environmental considerations and to ensure that the company does not act in any area included in Negative Screening (as outlined in the Prospectus). The Investment Manager integrates these aims into the sub-fund's investment strategy to better manage risk, generate sustainable long-term returns, and promote environmental or social goals. The currency of the share class is SEK.

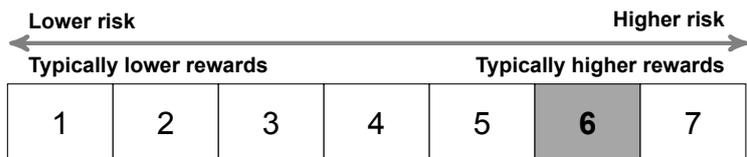
Under normal circumstances, you may sell your shares any day on which banks are open for business both in Luxembourg and Sweden.

Income of this share class is reinvested (accumulated).

### Recommendation

This sub-fund may not be appropriate for investors who plan to withdraw their money within 5 years.

## Risk and Reward Profile



### What does this synthetic risk and reward indicator mean?

The shares of class RC1 (SEK) are classified in category 6 because the value of the share may be subject to high variations and consequently the risk of loss and the opportunity of gain may be high.

The risk category for this share class was calculated using simulated historical data. The risk category may not be a reliable indicator of the share class's future risk profile. The risk category shown is not guaranteed and may change over time.

The seven-category scale is complex, for example 2 is not as risky as 1. The risk between 1 and 2 might not be the same as the risk between 5 and 6. A category 1 sub-fund is not a risk-free investment.

### Which materially relevant risks are not adequately captured by the synthetic risk and reward indicator?

- Operational risk: the risk of loss resulting from e.g. system breakdowns, human errors or from external events.
- The sub-fund may use derivatives. Due to their structure, the risk associated with these investment instruments may have a larger

impact on the value of the sub-fund, than buying the underlying stock or investment instrument directly.

- Counterparty risk: the risk that a counterpart does not fulfill its obligations to the sub-fund (e.g. not paying an agreed amount or not delivering securities as agreed).
- Liquidity risk: low liquidity might result in that it would be difficult or impossible to buy or sell an investment instrument in a timely manner and that the price could be lower or higher than expected.
- Sustainability risk: The broad ESG Goals of this sub-fund may lead the Investment Manager to invest in or exclude securities for non-financial reasons, irrespective of market opportunities in order to achieve the stated ESG Goals. The financial returns of this sub-fund may not be equivalent or surpass those of non-ESG financial products.
- Property securities risk: Investments in property securities can be affected by the general performance of stock markets and the property sector. In particular, changing interest rates can affect the value of properties in which a property company invests.
- Concentration risk: Investment risk is concentrated in specific sectors, countries, currencies or companies. This means the Fund is more sensitive to any localised economic, market, political, sustainability-related or regulatory events.

### How can I get more information about the risks of the sub-fund?

Additional information concerning the risks of investment is indicated in the corresponding sections of the prospectus of the fund.

## Charges

The charges you pay are used to cover the running costs of the sub-fund, including the costs of marketing and distribution of shares. These charges reduce the potential increase in value of an investment in this sub-fund.

### One-off charges taken before or after you invest

<b>Entry charge</b>	0.00%
<b>Exit charge</b>	0.00%

This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.

### Charges taken from the fund over a year

<b>Ongoing charge</b>	1.35%
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### Charges taken from the fund under certain specific conditions

<b>Performance fee</b>	20% a year of any returns the fund achieves above the benchmark for these fees, the Nasdaq Catella Sweden Property Total Return Index.
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The entry and exit charges shown correspond to a maximum percentage which might be deducted from your capital invested into the sub-fund. In some cases you might pay less. You may contact your financial advisor or intermediary to be informed on the actual entry and exit charges.

The conversion of some or all of the shares into shares of another sub-fund or another share class is free of charge.

The ongoing charges figure shown here is an estimate of the charges as this share class has not existed for an entire year or has not yet been launched; consequently, there is insufficient data available.

The figure of the ongoing charges excludes:

- Performance fee
- Securities transaction charges, except for the charges related to the purchase and the sale of target funds.

No performance fee has yet been invoiced for this share class.

For further information concerning charges, please consult the heading "Fees and expenses" of the fund's prospectus.

Additional information concerning the performance fee is also available in the prospectus.

The performance fee may be payable in the event of negative performance by the fund, provided that the fund has outperformed the benchmark return over the relevant measurement period.

## Past Performance



There is insufficient data to produce a useful indication of past performance for the share class.

This sub-fund was launched in 2021.

## Practical Information

### Depository

Skandinaviska Enskilda Banken. AB (publ) – Luxembourg Branch

### Additional information and availability of the prices

Additional information about the fund, copies of its prospectus, its latest annual and semi-annual report and the latest prices of shares of Catella SICAV - Catella Systematic Property Fund Active may be obtained free of charge from the registered office of the Management Company, the fund's depository, the fund's distributors or online at <https://fundinfo.fundrock.com/Catella/>. A paper copy of the detailed and up-to-date remuneration policy of the Management Company, including a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits, is available free of charge at its registered office and on the website [www.fundrock.com](http://www.fundrock.com), under section "Investor Information".

The prospectus, the latest annual and semi-annual report of the fund are available in English. The Management Company may inform you about other languages in which these documents are available.

### Liability

FundRock Management Company S.A. may be held liable only on the basis of any statement contained in this document that is misleading, inaccurate

or inconsistent with the relevant parts of the prospectus for the fund.

### Taxation

The fund is subject to Luxembourg tax legislation. Your fiscal residence might have an impact on your personal tax position.

### Specific information

The sub-fund Catella SICAV - Catella Systematic Property Fund Active may also issue other share classes.

Information about other share classes that may be marketed in your country is available at the Management Company.

This document describes a sub-fund and share class of Catella SICAV. The prospectus and financial reports are prepared for the entire Catella SICAV.

You have the right to convert your investment from shares in one sub-fund into shares of the same sub-fund or of another sub-fund. You can obtain information about how to subscribe, redeem and convert in the prospectus of the fund.

The assets and liabilities of each sub-fund of Catella SICAV are segregated by law and with that the assets of the sub-fund will not be used to pay liabilities of other sub-funds of Catella SICAV.

This fund is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier.

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This key investor information is accurate as at 01.09.2021.