

Key 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

LLB Aktien Immobilien Europa (R)

Identification: AT0000746268 (T), AT0000746250 (A) - Retail tranches

Manufacturer: LLB Invest Kapitalanlagegesellschaft m.b.H., Wipplingerstrasse 35, 1010 Vienna, Austria, website: www.llbinvest.at. Call +43 1 536 16-0 for more information. LLB Invest Kapitalanlagegesellschaft m.b.H. is part of the LLB Group Liechtensteinische Landesbank AG in Liechtenstein.

Supervisory authority: The Austrian Financial Market Authority (FMA) is responsible for supervising LLB Invest Kapitalanlagegesellschaft m.b.H. in relation to this Key Information Document.

Authorization: This fund is authorized in Austria.

Date of production of the Key Information Document: June 3, 2024

What is this product?

Type: This fund is a UCITS investment fund (undertakings for collective investment in transferable securities). This fund complies with European Directive 2009/65/EC.

Term: The fund has no fixed term, it was established for an indefinite duration. The recommended holding period is 10 years. LLB Invest Kapitalanlagegesellschaft m.b.H. may decide to cancel the fund. This applies in particular where significant changes of actual conditions occur which would justify a cancellation.

Objectives: Within the scope of the fund's management, at least 51% of the fund's volume is invested in assets with environmental/social characteristics. LLB Aktien Immobilien Europa (R) ("investment fund", "fund") pursues an investment objective of income growth. The fund invests pursuant to an active investment strategy and thereby makes no reference to an index/benchmark. The investment fund may invest up to 100% of the fund assets in equities, up to 49% of the fund assets in debt securities, in money market instruments and in demand deposits (and callable deposits) and/or up to 10% of the fund assets in other funds. At least 51% of the fund assets are invested in directly purchased real estate equities and equity-equivalent real estate securities issued by companies which are seated in Europe – i.e. not indirectly through other investment funds or derivative instruments. Derivative instruments may be used as part of the investment strategy and for hedging.

This fund was launched in Austria. Information on any paying agents and distributors may be found in Part II, Item 19 of the prospectus, and in the Annex. For distribution licenses in non-German-speaking countries, you will find this information in English or the respective national language at www.llbinvest.at, and you may obtain it from any paying agent or distributor. This fund is managed by LLB Invest Kapitalanlagegesellschaft m.b.H., Vienna. The fund's custodian bank (depository) is Liechtensteinische Landesbank (Österreich) AG.

The fund's income will be distributed for the unit certificate class AT0000746250 (A). For the unit certificate class AT0000746268 (T), income will be retained within the fund and will increase the value of the units.

Intended retail investor: This fund is suitable for investors with an investment objective of long-term capital growth and an investment horizon of at least 10 years, who have no or little knowledge and/or experience with financial products and who are able to bear financial losses in order to achieve their investment objective, and who place no value on capital protection.

Further information: In principle, investors may request redemption of the units from the management company on any Austrian banking day (except for Good Friday and New Year's Eve). However, the management company may suspend redemption of the units, in consideration of the investors' interests, if extraordinary circumstances indicate this to be necessary. Taxation of income or capital gains resulting from the fund will depend on the investor's tax situation and/or the place where the capital is invested. Professional advice should be sought in case of any open questions.

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

Risk indicator



The risk indicator assumes you keep the product for 10 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

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 or because we are not able to pay you. We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level. In poor market conditions, defaulted investments are likely to negatively impact the fund's performance. The fund uses active derivatives, which increase the risk. Furthermore, there are other risks which are not included in the risk indicator. For detailed information, please refer to Part II, Item 16 of the prospectus. This product does not include any protection from future market performance so you could lose some or all of your investment.

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 unfavorable, moderate, and favorable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 15 years. Markets could develop very differently in the future.

Recommended holding period: 10 years Example investment: EUR 10,000 Scenarios		If you exit after 1 year	If you exit after 5 years	If you exit after 10 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.			
Stress ¹⁾	What you might get back after costs	EUR 1,680	EUR 1,740	EUR 710
	Average return each year	-83.2%	-29.6%	-23.3%
Unfavorable ²⁾	What you might get back after costs	EUR 6,320	EUR 7,430	EUR 7,520
	Average return each year	-36.9%	-5.8%	-2.8%
Moderate ³⁾	What you might get back after costs	EUR 10,160	EUR 12,250	EUR 14,950
	Average return each year	1.6%	4.1%	4.1%
Favorable ⁴⁾	What you might get back after costs	EUR 13,150	EUR 18,700	EUR 21,890
	Average return each year	31.4%	13.3%	8.1%

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. ¹⁾ The stress scenario shows what you might get back in extreme market circumstances. ²⁾ This type of scenario occurred for an investment in the fund between August 2021 - May 2024. ³⁾ This type of scenario occurred for an investment in the fund between January 2011 - January 2021. ⁴⁾ This type of scenario occurred for an investment in the fund between May 2009 - May 2019.

What happens if LLB Invest Kapitalanlagegesellschaft m.b.H. is unable to pay out?

The fund is a special asset. You are not subject to the risk of insolvency, meaning a debt overload or the inability to pay on the part of LLB Invest Kapitalanlagegesellschaft m.b.H. The unitholders are co-owners of the fund's assets. The fund is not subject to any legal or other deposit protection.

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.

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 other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years	If you exit after 10 years
Total costs	EUR 713	EUR 2,122	EUR 4,668
Annual cost impact ¹⁾	7.1%	3.4%	2.9%

¹⁾ 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 7.0% before costs and 4.1% after costs. We may share part of the costs with the person selling you the product to cover the services they provide to you. These figures include the maximum distribution fee that the person selling you the product may charge (5% subscription fee corresponds to 4.76% of the gross investment amount/EUR 477). This person will inform you of the actual distribution fee.

Composition of costs

One-off costs upon entry or exit		If you exit after one year
Entry costs	5% subscription fee corresponds to 4.76% of the gross investment amount you pay in when entering this investment.	EUR 477
Exit costs	We do not charge exit costs for this product, but the person selling you the product may do so.	EUR 0
Ongoing costs		
Management fees and other administrative or operating costs	2.30% of the value of your investment per year. This is an estimate based on actual costs over the last year.	EUR 230
Transaction costs	0.06% 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 or sell.	EUR 7
Incidental costs taken under specific conditions		
Performance fees	No performance fees (variable remuneration, performance-related fees) will be charged.	EUR 0

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

Recommended holding period: 10 years

The fund has no minimum holding period, but it is designed for medium to long-term investment. You should therefore be prepared to remain invested for at least 10 years. However, you can redeem your investment on any Austrian banking day (except for Good Friday and New Year's Eve), subject to the above-mentioned exit costs and without any penalty. The recommended holding period is chosen to keep the probability of nominal losses for investors (unit holders) during this investment horizon as low as possible. However, losses cannot be excluded.

How can I complain?

Complaints about this product and the conduct of LLB Invest Kapitalanlagegesellschaft m.b.H. may be lodged by post to LLB Invest Kapitalanlagegesellschaft m.b.H., Wipplingerstrasse 35, 1010 Vienna, or by e-mail to invest@llb.at.

Other relevant information

Any additional fund information and documents, the current unit prices and the legally required information on performance over the last 10 years (i.e., over a relatively short period) and the monthly performance scenarios can be found on the website at: www.llbinvest.at/de/home/investmentfonds/investmentfonds The fund is regulated by the Austrian Financial Market Authority (FMA) and is authorized for distribution in the following countries: AT, DE. This document is meant purely as a documentation tool and does not represent an offer or an invitation to purchase.