

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

Nordea 1 – Global Real Estate Fund - BI - SEK Share Class
 The Management Company is Nordea Investment Funds S.A., a company of the Nordea Group.

ISIN: LU0705259413

Website: www.nordea.lu - Call +352 27 86 51 00 for more information.

Nordea Investment Funds S.A. is authorised in Luxembourg and supervised by the Commission de Surveillance du Secteur Financier (CSSF)

Nordea 1, SICAV is a UCITS authorized in Luxembourg and supervised by the Commission de Surveillance du Secteur Financier (CSSF)

The document was published on 03/04/2024

What is this product?

Type

This product is a fund of Nordea 1, SICAV, an investment company with variable share capital (SICAV) with multiple funds and governed by the Luxembourg Law of December 17, 2010 on Undertakings for Collective Investment.

Term

The fund is established for an unlimited duration.

The Board of Directors may compulsorily redeem or merge all the shares of the fund or share class. Circumstances under which such decision would occur are available in the fund's prospectus and accessible via www.nordea.lu. "Legal" section.

Objectives

Investment Objective The fund's objective is to provide shareholders with investment growth in the long term.

Investment Strategy In actively managing the fund's portfolio, the management team selects companies that appear to offer superior growth prospects and investment characteristics.

Investment Policy The fund mainly invests, directly or through investment funds, in equities of real estate companies from anywhere in the world. Specifically, the fund invests at least 75% of total assets in equities and equity-related securities of real estate companies and real estate investment trusts (REITs). The fund may invest up to 20% of total assets in equities of real estate companies in emerging markets. The fund will be exposed (through investments or cash) to other currencies than the base currency.

Derivatives: The fund may use derivatives for hedging (reducing risks), efficient portfolio management and to seek investment gains.

Usage of Total Return Swaps None expected

Techniques and Instruments Usage : None expected

Benchmark FTSE EPRA Nareit Developed Index (Net Return).

Benchmark use The benchmark is used for performance comparison only and the investment manager may freely select the securities that it will invest in.

Risk characteristics of the fund's portfolio may bear some resemblance to those of the benchmark.

Responsible Investment The fund is promoting environmental and/or social characteristics as per Article 8 of the EU Sustainable Finance Disclosure Regulation (SFDR). The fund partly invests in sustainable investments. The fund considers principal adverse impacts on sustainability factors. Further information is available in the fund's prospectus and on www.nordea.lu.

Redemption and Dealing: Any investor may redeem its shares in the fund on demand, on a daily basis.

Distribution policy: This share class is not distributing dividends. Income from investments is reinvested.

Base Currency: The fund is denominated in USD. Investments in this share class settle in SEK. USD/SEK fluctuations may lead the performance in SEK of the share class to significantly deviate from the fund performance in USD.

Intended retail investor

The fund is intended for investors who accept and understand that the value of the fund is directly linked to the value of underlying investments, will fluctuate over time and that the invested amount can be lost entirely. The fund is suitable for all types of investors through all distribution channels. Recommended Holding period: 5 years. The recommended holding period is primarily based on the historic volatility of the underlying investments and is not directly applicable if used in a portfolio based on the investor's risk profile.

Practical Information

Depository: The fund depository is JP Morgan SE - Luxembourg branch.

Further information: This Key Information Document is prepared for a share class. Assets and liabilities of each fund of Nordea 1, SICAV are segregated, meaning that your investment in this fund is only impacted by profits and losses in this fund. Other share classes are available for this fund. You may exchange your investment in share (s) of this fund for investment in share(s) of another fund of Nordea 1, SICAV. You can find detailed information on www.nordea.lu "Funds" section such as a copy of the Nordea 1,SICAV prospectus and periodic financial reports in English, as well as daily NAV prices of available share classes free of charge.

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

Risk Indicator



← Lower Risk Higher Risk →

! The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you might 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 Fund as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the Fund's capacity to pay you.

Be aware of currency risk. In some circumstances you will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

For more information on risks the fund is exposed to, please refer to the section "Risk Descriptions" of the prospectus.

Other risks materially relevant to the PRIIP not included in the summary risk indicator:

Depository Receipt risk, Derivatives risk, Emerging and frontier markets risk, Securities handling risk, Taxation risk, Real estate investments. 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 unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:		5 years	
Example Investment:		100,000 SEK	
		If you exit after 1 year	If you exit after 5 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	22,390 SEK	17,450 SEK
	Average return each year	-77.61%	-29.44%
Unfavourable	What you might get back after costs	76,760 SEK	89,220 SEK
	Average return each year	-23.24%	-2.25%
Moderate	What you might get back after costs	110,530 SEK	153,730 SEK
	Average return each year	10.53%	8.97%
Favourable	What you might get back after costs	153,240 SEK	206,980 SEK
	Average return each year	53.24%	15.64%

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.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment between 2019 - 2023.

Moderate scenario: This type of scenario occurred for an investment between 2018 - 2023.

Favourable scenario: This type of scenario occurred for an investment between 2014 - 2019.

What happens if Nordea Investment Funds S.A. is unable to pay out?

The assets of the Fund are held in safekeeping by its depositary. In the event of our insolvency, the fund's assets in the safekeeping of the depositary will not be affected. However, in the event of the insolvency of the depositary, or someone acting on its behalf, the fund may suffer a financial loss. This loss will not be covered by any investor compensation or a guarantee scheme. However, this risk is mitigated to a certain extent by the fact that the depositary is required by law and regulation to segregate its own assets from the assets of the Fund. The depositary will also be liable to the Fund and the investors for any loss arising from, among other things, its negligence, fraud or intentional failure to properly fulfil its obligations (subject to certain limitations).

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.

SEK 100,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	1,138 SEK	8,209 SEK
Annual cost impact (*)	1.1%	1.1% each year

(*) 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 10,1 % before costs and 9,0 % after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee.	0 SEK
Exit costs	We do not charge an exit fee.	0 SEK
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.08% of the value of your investment per year. This is an estimate based on actual costs over the last year, or on expected costs (new share class).	1,079 SEK
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 and sell.	60 SEK
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 SEK

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

Recommended holding period: 5 years

This product has no required minimum holding period but is designed for long-term investment; you should be prepared to stay invested for at least 5 years.

Redemption requests received by the Transfer Agent before 15h30 CET on any valuation day will be processed that day.

The share price will be the net asset value calculated for the day on which the transaction request is processed. Redemption requests received after the cut-off will be processed on the next applicable valuation day.

More information regarding the redemption and valuation processes is available in the fund's prospectus and accessible via www.nordea.lu.

How can I complain?

Complaints about the product can be submitted in writing :

By post to: Nordea Investment Funds S.A., Attention: Compliance Officer, 562 rue de Neudorf, L-2220 Luxembourg Grand Duchy of Luxembourg.

Or via email to: complaints@nordea.com

Other relevant information

Daily shares prices are available on www.nordea.lu. Information on past performance over the past 10 years and previous performance scenarios of the share class is available at:

- https://docs.data2report.lu/documents/KID_PP/KID_annex_PP_Nordea_LU0705259413_en.pdf.

- https://docs.data2report.lu/documents/KID_PS/KID_annex_PS_Nordea_LU0705259413_en.pdf.

Past performance is not a guide to future returns. Therefore, your investment may be at risk and you may not get back the returns illustrated.

The fund is domiciled in Grand Duchy of Luxembourg.

Representative and Paying Agent in Switzerland: BNP PARIBAS, Paris, Zurich branch, Selnaustrasse 16, 8002 Zurich.

The prospectus, the Key Information Documents ("KID"), articles of association as well as the annual and semi-annual reports may be obtained free of charge from the Swiss Representative.