

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 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

Product:	SHELTER UCITS – SUSTAINABLE REITS FUND I EUR ACC
Manufacturer:	ShelteR Investment Management
ISIN	LU1915498304
Website:	https://www.shelter-im.com/en/contact/
Contact:	+352 206 03 000 90

ShelteR Investment Management is authorised in Luxembourg, and regulated by Financial Sector Supervisory Commission (CSSF).

This key information document is valid as at 31 December 2022.

What is this product?

Type:

Shares of a sub-fund of ShelteR UCITS SICAV, an Undertaking for Collective Investment in Transferable Securities (UCITS).

This fund is open-ended

This product is not subject to any fixed term.

Objectives:

The objective of the Sub-fund is to achieve a positive return, over a long-time horizon, comprising income and capital gains from the investment in a portfolio of sustainable listed real estate companies (the Target Companies), with a worldwide diversification but nevertheless with an emphasis on Europe and Belgium.

The Sub-fund intends to achieve the Investment Objective in accordance with the investment restrictions by (i) investing mainly directly in (a) Closed Ended Real Estate Investment Trusts (REITs) including any eligible rights, or other securities distributed to holders of the relevant stocks or (b) UCITS and other UCIs investing in REITs and by (ii) employing financial derivative instruments (including OTC derivatives) for risk management and hedging purposes.

Shareholders may redeem shares on any dealing day in Luxembourg. Any income earned by the Sub-fund will be retained and reflected in an increase in the value of the shares (accumulation).

This Sub-fund is actively managed. The Benchmark is solely used as a reference to compare the performance of the Sub-fund but not for the construction or choice of constituents in the Sub-fund's portfolio. For this reason, the Sub-fund's portfolio can strongly differ from the Benchmark in terms of return and/or risk.

Income is reinvested into the fund for this share class.

Intended Retail Investor:

This product may appeal to investors with a basic knowledge of and no or limited experience of investing in funds, who plan to hold their investment for a recommended holding period of at least 5 years, who seek capital growth over the recommended holding period, and who understand the risk of losing some or all of the capital invested.

Depositary Bank: RBC Investor Services Bank S.A.

Additional information is available at www.shelter-im.com

Price Publication: The share price is published daily and is available, along with any indicative net asset value, online at www.shelter-im.com

Segregation: In order to protect investors in the Sub-fund, liability is segregated between the Sub-funds (i.e. the Sub-fund's assets will not be used to discharge the liabilities of other Sub-funds within ShelteR UCITS). In addition, the Sub-fund's assets are held separately from the assets of other Sub-funds.

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

Risk indicator



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 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 class 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 capacity of the fund to pay you.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. Some risks are not considered in the indicator shown above. Please refer to the prospectus for other risks materially relevant not included in the summary risk indicator.

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 / a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 Years			
Investment: 10 000 EUR			
Scenarios		1 Year	5 Years (recommended holding period)
Minimum: There is no minimum guaranteed return. You could lose some or all of your investment.			
Stress scenario	What you might get back after costs	1 450 EUR	1 540 EUR
	Average return each year	- 85.49 %	- 31.26 %
Unfavourable scenario	What you might get back after costs	6 360 EUR	6 360 EUR
	Average return each year	- 36.44%	- 8.67%
Moderate scenario	What you might get back after costs	10 750 EUR	14 030 EUR
	Average return each year	7.52%	7%
Favourable scenario	What you might get back after costs	14 450 EUR	17 690 EUR
	Average return each year	44.54%	12.08%

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: This type of scenario occurred for an investment between 01/2022 and 12/2022.

Moderate: This type of scenario occurred for an investment between 02/2015 and 01/2020.

Favourable: This type of scenario occurred for an investment between 09/2013 and 08/2018.

What happens if ShelteR Investment Management is unable to pay out?

The insolvency of the Management Company will not necessarily cause losses to you. The assets of the Fund and of the Fund Management Company are held separately.

This product does not participate in an investor compensation scheme.

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.

Investment: 10 000 EUR	If you exit after 1 Year	If you exit after 5 Years
Total Costs	123 EUR	882 EUR
Annual Cost Impact (*)	1.23 %	1.31 %

(*) 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 8.32% before costs and 7.00% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you.

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 for this product, but the person selling you the product may do so.	N/A
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	N/A
Ongoing costs		
Management fees and other administrative or operating costs	1.17% of the value of your investment per year. This is an estimate based on actual costs over the last year.	118 EUR
Transaction costs	0.05% 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.	4 EUR
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 EUR

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

Recommended holding period: 5 Years

The recommended holding period is based on our assessment of the risk and reward characteristics and costs of the product. Shares in the fund should be regarded as long term investments and you should be prepared to invest for at least 5 years. There is no minimum required holding period. Fund units may be redeemed on every Luxembourgish banking day excluding those banking days on which the net asset value of the Fund or its investments cannot be determined due to foreign public or bank holidays or if the Management Company has temporarily suspended the calculation of the value of the fund units due to exceptional conditions described in the Fund rules.

How can I complain?

For any complaints, please feel free to contact the Shelter-IM complaints service:

Website: <https://www.shelter-im.com/en/contact/>
E-mail: complaints@shelter-im.com
Address: 22, rue de l'Industrie, L-8399 Windhof (Koerich), Luxembourg

Your request will then be handled and feedback will be provided as soon as possible.

Other relevant information

The Fund's statutory documents, such as the fund prospectus and rules, are available at the address www.shelter-im.com/en/investing/client-fund-solutions/ or from the service provider acting as the distributor of the Fund.

The past performance of this product can be found on <https://www.shelter-im.com/en/investing/client-fund-solutions/>, or by following this link https://api.kneip.com/v1/documentdata/permalinks/KPP_LU1915498304_en_LU.pdf.

Past performance shows the fund's performance as the percentage loss or gain per year over the last 2 years.

Previous performance scenario calculations can be found on: <https://www.shelter-im.com/en/investing/client-fund-solutions/>, or by following this link : https://api.kneip.com/v1/documentdata/permalinks/KMS_LU1915498304_en_LU.csv.