

CapMan Nordic Property Income Fund (non-UCITS)

SUBSCRIPTION FORM – LEGAL ENTITIES

The fund is open for subscriptions four times per year: the last business day in March, June, September and December. Fund units can be subscribed by submitting a filled in and signed subscription form to CapMan Real Estate Ltd by email or by mail and by paying the subscription amount to the fund's subscription account. The subscription amount must be transferred from the bank account of the subscriber and the business ID of the subscriber must be included in the message field of the bank transfer. Further information on how to submit a subscription order is found in the subscription instructions -section of this subscription form.

The fund unit series that is subject to the subscription:

A-series	B-series	C-series	D-series	E-series
() FI4000281910	() FI4000281928	() FI4000281936	() FI4000281944	() FI4000281951
Minimum subscription	Minimum subscription	Minimum subscription	Minimum subscription	Minimum subscription
50 000 €	500 000 €	1 500 000 €	5 000 000 €	10 000 000 €

Subscription amount _____ EUR

The at each time applicable fund unit series specific subscription fees, that are deducted from the subscription amount, as well as the management and redemption fees are defined in the Key Investor Information Document (KIID) and the Regulatory Disclosures -document of the fund.

The fund is an income fund that distributes at least 75 % of the profit for each accounting period of the fund to the unitholders in proportion to their ownership, excluding unrealised change in value. Please choose one of the options below with regard to the annual distribution of profit to the unitholders (reduced with possible withholding tax).

- () The profit distributed to the unitholder shall be used to subscribe for new fund units, unless the unitholder informs otherwise in accordance with the fund rules to cmnpi@capman.com
- () The profit distributed to the unitholder shall be paid to the bank account provided by the unitholder

Name of subscriber: _____

Business ID: _____

Bank account in
IBAN-format: _____

- () The investor has experience of similar investments, as explained below, and therefore understands the features and risks associated with the product:
- _____ years of real estate investing experience
 - _____ years of fund investing experience
- () The investor has no previous experience of corresponding investments but assures that it is acquainted with the fund materials and understands the features and risks associated with the product.

I have read and understood the Regulatory Disclosures -document, the Fund Rules and the KIID.

Place and date

Signature and name in print

SUBSCRIPTION INSTRUCTIONS

1. Prior to making an investment decision, we encourage you to acquaint yourself with the KIID, Regulatory Disclosures -document, and Fund Rules of CapMan Nordic Property Income Fund (non-UCITS) where further information is given about the fund, such as the investment strategy, risks, charges and fees for each fund unit series.
2. The fund is open for subscriptions four days per year: the last business day in March, June, September and December. If you are not an existing customer of the CapMan Group or have not met with a representative of CapMan Real Estate prior to submitting a subscription order, please contact cmnpi@capman.com. In other instances, we request that you fill in and submit this subscription form as well as a copy of the authorization to act on behalf of the entity together with a photocopy of the passport or ID card of the authorized person to CapMan Real Estate by email to cmnpi@capman.com or by mail to Ludviginkatu 6, 00130 Helsinki. The subscription form must be available at CapMan Real Estate on the subscription date at the latest.
3. We request that you make a payment equivalent to the subscription amount stated in the subscription form, from the entity's bank account to the fund's subscription account using the bank and account details below. Please fill in "CapMan Nordic Property Income Fund" as the recipient of the payment and in the message field, fill in the entity's business ID. Please note that the at each time applicable fund unit series specific subscription fee, which is detailed in the Regulatory Disclosures -document and in the fund unit series specific KIID, will be deducted from the subscription amount.

The contact information of the subscription recipient

Address: Ludviginkatu 6, 00130 Helsinki
 Email: cmnpi@capman.com

The fund's subscription account

Bank: Danske Bank Oyj
 IBAN-number: FI27 8421 6710 0064 47
 Recipient: CapMan Nordic Property Income Fund
 Message: (Your business ID)

Information filled in by the representative of the Alternative Investment Fund Manager

Subscription order recipient: _____

Date and time: _____

Contact person: _____

Fee: _____

Identification documentation: ☐ Passport ☐ Identity card ☐ Existing client

The appropriateness of the product for non-professional investors has been assessed ☐

1. BASIC INFORMATION

Please see the “Instructions and definitions” section at the end of this form for guidance.

Name of the investor		
Business ID	Jurisdiction / country of incorporation	
Legal form	Actual line of business	
Official street address	Postal code	City
	Country	

Contact details

When making a new investment, please fill in contact details for fund correspondence on APPENDIX 2.

2. FINANCIAL INFORMATION

Please enclose investor's most recent audited financial accounts and if applicable the annual report.
The most recent financial accounts and/or the annual report is:

Attached to this form

Available online on website:

Size of investor's investment portfolio (EUR):

Source of funds	Business operations	Sale of investment
Please specify the source of funds:	Investment revenues (e.g.dividends, rental income)	Corporate acquisition
	Other, please specify:	

3. OWNERSHIP STRUCTURE AND ULTIMATE BENEFICIAL OWNERS

This section does not apply to companies that are listed on a stock exchange within the EEA (or outside the EEA if their obligations concerning provision of information are equivalent to the ones set out in MiFID 2004/39EC).

Is the investor listed on a stock exchange stated above?

YES NO

If YES, please move to section 4.

Does the entity have a shareholder agreement or another agreement in which the entity's ownership or voting rights are agreed?

YES NO

If YES, please enclose a certified true copy of an extract of the agreement in which the ownership or voting rights have been agreed.

Please enclose the investor's ownership structure chart containing the ownership percentages.

The ownership structure chart is:

Attached to this form

Available on website:

If the investor is a limited liability company, please enclose also a certified true copy of shareholders' register

Ultimate Beneficial Owners ("UBOs") exercising control over entity

Before answering, please read the definition of the Ultimate Beneficial Owner at the end of this form.

One or more UBOs must be identified for each entity.

(1) Does the entity have a natural person that has:

- a) **25% or more of shares or voting rights** which is based on ownership, membership, articles of association, partnership agreement or corresponding rules or other agreement; or
- b) right to nominate or dismiss the majority of the Board members or members of other corresponding organ of the entity, and such right is based on the same grounds as under subsection (a) above.

YES NO

If YES, please fill in personal details of each UBO on APPENDIX 1

If NO, is the investor

Foundation, association, religious community, foreign trust or similar

Please find applicable UBO definition at the end of this form and fill in personal details of each UBO on APPENDIX 1 unless the FATCA/CRS classification of the investor is Active Non-Financial Foreign Entity (Active NFFE).

Other

If Other, the CEO and the Board of Directors are considered UBOs (unless the entity notifies another UBO). Please fill in personal details of the UBO on APPENDIX 1

4. POLITICALLY EXPOSED PERSON(S) ("PEP")

Before answering, please read the definition of a PEP at the end of this form.

Is anyone who holds any of the following positions in the entity

- an ultimate beneficial owner;
- a member of the board;
- a chief executive officer; or
- a representative (for example the signatories of this form)

considered a PEP, who is in a prominent public function or an immediate family member or a close associate of such a person either in Finland or another country?

YES NO

If YES, please insert the name, home country and political function of the PEP. In case of an associate or a family member of a PEP, please insert the name and the connection to the PEP:

5. INVESTOR CATEGORIZATION

Professional investor

Please tick the applicable box below.

entity supervised by an FSA (including investment firms, credit institutions, fund managers and depositary companies, AIFMs)

stock exchange, clearing and settlement house or central securities depositary

insurance company

pension insurance company, pension trust or pension fund

derivative trading entity

undertaking dealing on its own account in commodities and commodity derivative

the government, states and counties

central bank

institutional investor whose main activity is investing in financial instruments

large undertaking (please tick the two applicable boxes below)

the balance sheet total amounts to at least EUR 20,000,000

revenue is at least EUR 40,000,000

own funds amount to at least EUR 2,000,000

other professional investor, who has made a written request to be approved as a professional investor and who meets at least two of the following criteria

the investor has carried out significant-sized transactions (at least EUR 50,000/transaction) in the markets in question at an average frequency of ten times per quarter over the previous four quarters

the value of the investor's current investment portfolio exceeds EUR 500,000

the investor or the representative of the investor works or has worked in the financial sector in a professional position for at least one year

Notes:

Non-Professional investor

Please tick the applicable box below.

Finnish non-professional investor (Please check that all points below are applicable and tick **all boxes**)

who is a family office, foundation, other non-profit organisation, investment function of an industrial company, municipality, university or another investor (Section 6 Paragraph 5 of Ministry of Finance Decree (226/2014)), who confirms that it is not a consumer, invests in long term and has adequate expertise and experience to understand the risks related to private equity funds or similar funds taking into consideration the size of the investment.

Non-professional investor who requests to be treated as a professional investor

Non-professional investor who is investing a significant amount (at least EUR 100,000 to the fund in question) and whose investment portfolio exceeds EUR 500,000

Another non-professional investor. Please contact CapMan.

Notes:

6. TAX REPORTING INFORMATION

Tax residency

Please indicate all countries in which the investor is tax resident and provide the associated Tax Identification Number (TIN).

Country	Tax Identification Number

If the investor is not able to provide a TIN, please specify the reason:

Please tick the applicable box below:

☐ I hereby confirm that the investor is a tax resident in the USA, and that it has reported this tax residency and its Tax Identification Number (TIN) above.

☐ I hereby confirm that the investor is not a tax resident in the USA.

FATCA Declaration Specified U.S. Person

☐ YES, the investor is a Specified U.S. Person

☐ NO, the investor is not a Specified U.S. Person

Is the investor a Financial Institution?

☐ YES, please continue at "FATCA Classification for Financial Institution"

☐ NO, please continue at "FATCA Classification for Non-Financial Entity"

FATCA Classification for Financial Institutions (FI)

In this form foreign financial institution means a non-US financial institution. Please tick one of the boxes below to identify the investor's classification.

- Partner Jurisdiction Financial Institution
- Participating Foreign Financial Institution (PFFI)
- Reporting Model 1 FFI
- Registered Deemed Compliant Foreign Financial Institution

Please provide Global Intermediary Identification Number (GIIN):

If the investor is unable to provide a GIIN, please tick one the boxes below to identify the reason.

- Foreign Financial Institution that has not obtained GIIN but is sponsored by another entity which does have a GIIN

Name of Sponsoring FI:

Sponsoring FI GIIN:

- Partner Jurisdiction Financial Institution that has not yet obtained GIIN
- Non-reporting IGA FFI - Exempt Beneficial Owner
- Non-reporting IGA FFI – Deemed Compliant FFI
- Certified Deemed Compliant Foreign Financial Institution
- Nonparticipating Financial Institution
- Excepted Foreign Financial Institution
- U.S. Person but not a Specified U.S. Person
- Other, please specify:

FATCA Classification for Non-Financial Entity

This is a non-US entity that is not a financial institution as described under the applicable FATCA regulation. Please choose from the following the FATCA classification that is applicable to your entity:

- Active Non-Financial Foreign Entity (Active NFFE)*
- Passive Non-Financial Foreign Entity (Passive NFFE)
- Excepted Non-Financial Foreign Entity
- The Entity is a U.S. Person but not a Specified U.S. Person
- Other, please specify:

CRS Classification for all investors

Note that this is applicable also to US entities. Please tick one of the boxes below to identify investor's classification.

Custodial Institution, Depository Institution, Specified Insurance Company or Investment Entity in CRS Participating Jurisdiction

An Investment Entity in Non-Participating Jurisdiction

Active Non-Financial Entity - publicly traded Non-Financial Entity*

Active Non-Financial Entity - affiliate entity of a publicly traded Non-Financial Entity*

Active Non-Financial Entity - a Government Entity or Central Bank*

Active Non-Financial Entity - an International Organization*

Active Non-Financial Entity - Other than above (e.g. a start-up NFE or a non-profit NFE)*

Passive Non-Financial Entity

Excepted Foreign Financial Institution

U.S. Person but not a Specified U.S. Person

Other, please specify:

Additional information related to tax reporting:

7. CONFIRMATION

On behalf of the investor, I hereby confirm that the information I have declared in this form and in its appendices are true and correct. I undertake to inform CapMan (kyc@capman.com) within 30 days in case of any changes to the declared information.

By signing the Client Information Form I understand that the collected personal data may be shared and disclosed within the CapMan Group to customer service, other customer relationship management, risk management and marketing purposes. CapMan has a right to disclose personal data to external service providers, local tax and financial supervisory authorities in tax reporting and supervisory purposes.

Place and date

Name and title

Signature

Name and title

Signature

8. REQUIRED APPENDICES

Standard appendices	<p>Unless otherwise instructed, please enclose:</p> <ul style="list-style-type: none">Trade register extract from non-Finnish entitiesArticles of association and/or other document stating the Power of Attorney from non-Finnish entitiesThe most recent audited financial accounts and, if applicable, the latest annual reportAPPENDIX 1 filled in with each UBO's details (not needed if the investor is Active NFFE)A certified true copy of a passport or an ID of each UBO (not needed if the investor is Active NFFE)Document evidencing the ownership structure of the entityList of authorized signatories (names, signature specimens and powers)Certified true copies of IDs or passports of the signatories of this formA document evidencing the home country/residential address (e.g. electricity bill or bank statement) of the UBOs who live outside the NordicsAn extract of the document showing the made investment decision e.g. extract of the board minutes or equivalent, unless the main line of business of the entity is investment activity or general.
Certified true copy	<p>Nordic investors: true copies can be certified by a third person</p> <p>Other investors: true copies can be certified by e.g. an attorney, an auditor a credit institution or a licensed bank and/or a person employed by a licensed entity and the official documents such as extracts from public registers should contain official stamps and or seals.</p> <p>The certification should contain certifier's name, occupation or education, phone number, email address and date.</p>
Up-to-date documentation	<p>Please note that the certifications may not be older than three (3) months.</p>

APPENDIX 1

CLIENT INFORMATION FORM
LEGAL ENTITIES



Please note that if the FATCA/CRS classification of the entity is Active Non-Financial Foreign Entity (Active NFFE), the entity does not need to fill in the Appendix 1. Instead, the entity should provide a certified list of the persons considered as UBOs.

APPENDIX 1. Please fill in as many copies of this page as there are UBOs.

Name of the investor		Business ID	
Details of an Ultimate Beneficial Owner/Controlling Person			
Surname		First name(s)	
Date of birth	Place of birth		Personal identity code
Home street address		Postal code	City
		Country	
This person is considered an UBO of the entity for: ownership percentage, % voting rights, % Board member, CEO or equivalent position, please specify: right to nominate or dismiss the majority of the board members			
Nationality		Countries of tax residence	
USA citizenship and tax residency Please tick the applicable box below: I hereby confirm that this person is a citizen of the United States of America and/or tax resident in the USA, and that he/she has reported this tax residency and his/her Tax Identification Number (TIN) above. I hereby confirm that this person is not a citizen of the United States of America or tax resident in the USA.		Tax Identification Number, TIN (if other than Finland) Other countries where the person pays income or property taxes	
Politically Exposed Person ("PEP") <i>Before answering, please read the definition of a PEP in the Cover Letter.</i> Is the person a PEP who is in the prominent public function or an immediate family member or a close associate of such a person either in Finland or another country? YES NO If YES, please insert the home country and the political function of the PEP and, in case of an associate or a family member, the name of the PEP and the connection between the investor and the PEP:s: There is attached to this form a certified copy of a valid Passport ID card (national ID card that is suitable for travelling)			

Instructions and definitions

As a Financial Actor, CapMan has a legal obligation to know and identify its investors. CapMan must always comply with applicable anti-money laundering and tax reporting regulations. Anti-money laundering regulations require CapMan to collect information e.g. on each Investor's financial status, source of funds and ultimate beneficial owners before establishing a client relationship or conducting a transaction. In case the investor refuses to provide CapMan with any obligatory information, CapMan may not be able to enter in a business relationship or to operate in a normal course of business with the investor. Please note that additional information relating to the investor's type of business entity, jurisdiction, and/or information provided in this form may be requested.

Tax reporting regulations require CapMan to collect information such as an investor's tax residence and tax identification numbers. In accordance with international tax regulation (FATCA, CRS and DAC2) CapMan is obligated to know in which country/countries the investor and its ultimate beneficial owners have tax residency.

The personal data collected for the purpose of client identification will be processed in accordance with EU's General Data Protection Regulation. The investor has the right to request the personal data stored of him/her in the register for inspection at all times.

Personal data will not be disclosed to third parties without a legitimate reason. The investor has the right to deny CapMan from targeting marketing measures to him/her. More information on how to deny CapMan from targeting marketing measures and the full privacy notice is available on CapMan's webpage: <https://www.capman.com/shareholders/statements-policies/data-protection/>

1) **AML regulations** refer to Directive 2015/849/EU on the prevention of the use of the financial system for the purposes of money laundering or terrorist financing and the local anti-money laundering legislations based on this directive.

2) **Tax regulations** refer to regulations implemented to enable automatic exchange of information including FATCA (the Foreign Account Tax Compliance Provisions), DAC2 (2014/107/EU the 2nd Directive on Administrative Cooperation) and CRS (Common Reporting Standard for Automatic Exchange of Financial Account Information by OECD).

3) **Ultimate Beneficial Owners ("UBOs") who exercise control over an entity**

A natural person is considered to have control over an entity, when he/she either directly or indirectly has:

- A) **25% or more of shares or voting rights** based on ownership, membership, articles of association, partnership agreement or corresponding rules or other agreement; or
- B) the right to nominate or dismiss the majority of the board members or members of another corresponding organ of the entity, and such right is based on the same grounds as under subsection (a) above.

In case the entity is an association (an association defined in Associations Act 503/1989) or a religious community or a similar entity which does not have UBOs defined above, the members of the Board of Directors (members that are registered in the association register or similar) are considered UBOs.

If the entity is a foundation (Foundations Act, 487/2015), the members of the Board of Directors and the members of the Supervisory Board (members that are registered in the foundation register or similar) are considered UBOs.

If the entity is a foreign trust: settlors, trustees, protectors, beneficiaries, classes of beneficiaries and any other natural persons exercising ultimate effective control over the trust are considered UBOs.

Please note that every entity has an UBO. If an entity does not have persons referred to in subsections (a) or (b) above, the CEO and the members of the Board of Directors are considered UBOs, unless the entity notifies otherwise.

- 4) **Politically Exposed Person (“PEP”)** refers to a person who is or during the last 12 months has been in a prominent public function (a) or a close associate (b) or an immediate family member (c) of such a person either in Finland or another country:
- A) **A prominent public function** is acting as:
 - (i) Head of State, Head of Government, minister, deputy or assistant minister;
 - (ii) Member of Parliament;
 - (iii) member of supreme court, member of constitutional court or member of some corresponding judicial body whose decisions are not generally subject to further appeal;
 - (iv) member of court of auditors or of the highest decision-making body of an authority auditing the management of Government funds and corresponding to the State Audit Office;
 - (v) member of the Board of a central bank;
 - (vi) ambassador or chargé d’affaires;
 - (vii) high-ranking officer (minimum rank of general) in the armed forces;
 - (viii) member of the administrative, management or supervisory body of a state-owned company;
 - (ix) Member of the EU Parliament;
 - (x) commissioner;
 - (xi) Member of the EU Court of Justice; or
 - (xii) Member of the EU Court of Auditors.
 - B) The **associates** of politically exposed persons are: (i) any natural person who is known to have joint beneficial ownership of a corporation, entrepreneur or legal arrangement, or any other close business relations, with a politically exposed person; and (ii) any natural person who has sole beneficial ownership of a corporation, entrepreneur or legal arrangement which is known to have been set up for the benefit of a politically exposed person.
 - C) The **immediate family members** of politically exposed persons are: (i) the spouse or any partner considered equivalent to a spouse by national law; (ii) the children and their spouses or partners referred to above; and (iii) the parents.
- 5) **Financial institution** refers to e.g. a custodial institution, a depository institution, an investment entity, or a specified insurance company. Please see the relevant tax regulations for more detailed definitions.
- 6) **Active Non-Financial Foreign Entity** (Active NFFE) is generally an entity the revenues of which consist mainly of other business activities than passive investment activity, such as e.g. production of goods or services.
- 7) **Passive Non-Financial Foreign Entity** (Passive NFFE) is generally an entity the revenues of which consist mainly of passive investment activity, so the entity is not engaged in production of goods or services.

APPENDIX 2

CLIENT INFORMATION FORM
LEGAL ENTITIES



APPENDIX 2.

Name of the investor

Business ID

Contact details for fund correspondence

Primary contact for all fund correspondence

Fund name

Name of the representative

Email address

Telephone number

Other contacts

Name	Email address	LP meeting correspondence	Drawdown and distribution notices	Financial reports	Fund report	Legal notice
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES
		YES	YES	YES	YES	YES