

CapMan Nordic Property Income Fund (non-UCITS)

This document presents CapMan Nordic Property Income Fund (non-UCITS) historical return scenarios.

The Fund's historical performance is not a guarantee of future performance, and future performance may differ significantly from historical performance. The Fund does not have a guaranteed minimum return and the investor may lose the investment partially or completely.

Scenarios 31.12.2022

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 310,00	7 880,00
	Average return each year	-16,9 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 800,00	12 290,00
	Average return each year	-2,0 %	4,2 %
Moderate scenario	Potential return to the investor after costs	10 300,00	13 730,00
	Average return each year	3,0 %	6,5 %
Favourable scenario	Potential return to the investor after costs	10 820,00	15 320,00
	Average return each year	8,2 %	8,9 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 410,00	7 980,00
	Average return each year	-15,9 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 900,00	12 390,00
	Average return each year	-1,0 %	4,4 %
Moderate scenario	Potential return to the investor after costs	10 400,00	13 830,00
	Average return each year	4,0 %	6,7 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 420,00
	Average return each year	9,2 %	9,0 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 410,00	8 030,00
	Average return each year	-15,9 %	-4,3 %
Unfavorable scenario	Potential return to the investor after costs	9 900,00	12 440,00
	Average return each year	-1,0 %	4,5 %
Moderate scenario	Potential return to the investor after costs	10 400,00	13 880,00
	Average return each year	4,0 %	6,8 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 470,00
	Average return each year	9,2 %	9,1 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 410,00	8 180,00
	Average return each year	-15,9 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 900,00	12 590,00
	Average return each year	-1,0 %	4,7 %
Moderate scenario	Potential return to the investor after costs	10 400,00	14 030,00
	Average return each year	4,0 %	7,0 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 620,00
	Average return each year	9,2 %	9,3 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 310,00	8 190,00
	Average return each year	-16,9 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 840,00	12 850,00
	Average return each year	-1,6 %	5,1 %
Moderate scenario	Potential return to the investor after costs	10 340,00	14 310,00
	Average return each year	3,4 %	7,4 %
Favourable scenario	Potential return to the investor after costs	10 870,00	15 920,00
	Average return each year	8,7 %	9,7 %

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 180,00	7 580,00
	Average return each year	-18,2 %	-5,4 %
Unfavorable scenario	Potential return to the investor after costs	9 630,00	11 430,00
	Average return each year	-3,7 %	2,7 %
Moderate scenario	Potential return to the investor after costs	10 220,00	13 010,00
	Average return each year	2,2 %	5,4 %
Favourable scenario	Potential return to the investor after costs	10 790,00	14 730,00
	Average return each year	7,9 %	8,1 %

CapMan Nordic Property Income Fund (non-UCITS)

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Scenarios 31.03.2023

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 310,00	7 880,00
	Average return each year	-16,9 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 740,00	12 040,00
	Average return each year	-2,6 %	3,8 %
Moderate scenario	Potential return to the investor after costs	10 270,00	13 510,00
	Average return each year	2,7 %	6,2 %
Favourable scenario	Potential return to the investor after costs	10 820,00	15 150,00
	Average return each year	8,2 %	8,7 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 410,00	7 980,00
	Average return each year	-15,9 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 840,00	12 140,00
	Average return each year	-1,6 %	4,0 %
Moderate scenario	Potential return to the investor after costs	10 370,00	13 610,00
	Average return each year	3,7 %	6,4 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 250,00
	Average return each year	9,2 %	8,8 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 410,00	8 030,00
	Average return each year	-15,9 %	-4,3 %
Unfavorable scenario	Potential return to the investor after costs	9 840,00	12 190,00
	Average return each year	-1,6 %	4,0 %
Moderate scenario	Potential return to the investor after costs	10 370,00	13 660,00
	Average return each year	3,7 %	6,4 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 300,00
	Average return each year	9,2 %	8,9 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 410,00	8 180,00
	Average return each year	-15,9 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 840,00	12 340,00
	Average return each year	-1,6 %	4,3 %
Moderate scenario	Potential return to the investor after costs	10 370,00	13 810,00
	Average return each year	3,7 %	6,7 %
Favourable scenario	Potential return to the investor after costs	10 920,00	15 450,00
	Average return each year	9,2 %	9,1 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 300,00	8 190,00
	Average return each year	-17,0 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 780,00	12 590,00
	Average return each year	-2,2 %	4,7 %
Moderate scenario	Potential return to the investor after costs	10 310,00	14 090,00
	Average return each year	3,1 %	7,1 %
Favourable scenario	Potential return to the investor after costs	10 860,00	15 750,00
	Average return each year	8,6 %	9,5 %

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 190,00	7 590,00
	Average return each year	-18,1 %	-5,4 %
Unfavorable scenario	Potential return to the investor after costs	9 580,00	11 210,00
	Average return each year	-4,2 %	2,3 %
Moderate scenario	Potential return to the investor after costs	10 180,00	12 810,00
	Average return each year	1,8 %	5,1 %
Favourable scenario	Potential return to the investor after costs	10 780,00	14 560,00
	Average return each year	7,8 %	7,8 %

CapMan Nordic Property Income Fund (non-UCITS)

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Scenarios 30.06.2023

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 280,00	7 870,00
	Average return each year	-17,2 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 650,00	11 670,00
	Average return each year	-3,5 %	3,1 %
Moderate scenario	Potential return to the investor after costs	10 230,00	13 220,00
	Average return each year	2,3 %	5,7 %
Favourable scenario	Potential return to the investor after costs	10 800,00	14 930,00
	Average return each year	8,0 %	8,3 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 380,00	7 970,00
	Average return each year	-16,2 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 750,00	11 770,00
	Average return each year	-2,5 %	3,3 %
Moderate scenario	Potential return to the investor after costs	10 330,00	13 320,00
	Average return each year	3,3 %	5,9 %
Favourable scenario	Potential return to the investor after costs	10 900,00	15 030,00
	Average return each year	9,0 %	8,5 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 380,00	8 020,00
	Average return each year	-16,2 %	-4,3 %
Unfavorable scenario	Potential return to the investor after costs	9 750,00	11 820,00
	Average return each year	-2,5 %	3,4 %
Moderate scenario	Potential return to the investor after costs	10 330,00	13 370,00
	Average return each year	3,3 %	6,0 %
Favourable scenario	Potential return to the investor after costs	10 900,00	15 080,00
	Average return each year	9,0 %	8,6 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 380,00	8 170,00
	Average return each year	-16,2 %	-4,0 %
Unfavorable scenario	Potential return to the investor after costs	9 750,00	11 970,00
	Average return each year	-2,5 %	3,7 %
Moderate scenario	Potential return to the investor after costs	10 330,00	13 520,00
	Average return each year	3,3 %	6,2 %
Favourable scenario	Potential return to the investor after costs	10 900,00	15 230,00
	Average return each year	9,0 %	8,8 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 280,00	8 180,00
	Average return each year	-17,2 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 700,00	12 210,00
	Average return each year	-3,0 %	4,1 %
Moderate scenario	Potential return to the investor after costs	10 270,00	13 790,00
	Average return each year	2,7 %	6,6 %
Favourable scenario	Potential return to the investor after costs	10 850,00	15 530,00
	Average return each year	8,5 %	9,2 %

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 190,00	7 590,00
	Average return each year	-18,1 %	-5,4 %
Unfavorable scenario	Potential return to the investor after costs	9 500,00	10 870,00
	Average return each year	-5,0 %	1,7 %
Moderate scenario	Potential return to the investor after costs	10 140,00	12 520,00
	Average return each year	1,4 %	4,6 %
Favourable scenario	Potential return to the investor after costs	10 760,00	14 330,00
	Average return each year	7,6 %	7,5 %

CapMan Nordic Property Income Fund (non-UCITS)

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Scenarios 30.09.2023

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 290,00	7 870,00
	Average return each year	-17,1 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 620,00	11 480,00
	Average return each year	-3,8 %	2,8 %
Moderate scenario	Potential return to the investor after costs	10 200,00	13 050,00
	Average return each year	2,0 %	5,5 %
Favourable scenario	Potential return to the investor after costs	10 790,00	14 780,00
	Average return each year	7,9 %	8,1 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 390,00	7 970,00
	Average return each year	-16,1 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 720,00	11 580,00
	Average return each year	-2,8 %	3,0 %
Moderate scenario	Potential return to the investor after costs	10 300,00	13 150,00
	Average return each year	3,0 %	5,6 %
Favourable scenario	Potential return to the investor after costs	10 890,00	14 880,00
	Average return each year	8,9 %	8,3 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 390,00	8 020,00
	Average return each year	-16,1 %	-4,3 %
Unfavorable scenario	Potential return to the investor after costs	9 720,00	11 630,00
	Average return each year	-2,8 %	3,1 %
Moderate scenario	Potential return to the investor after costs	10 300,00	13 200,00
	Average return each year	3,0 %	5,7 %
Favourable scenario	Potential return to the investor after costs	10 890,00	14 930,00
	Average return each year	8,9 %	8,4 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 390,00	8 170,00
	Average return each year	-16,1 %	-4,0 %
Unfavorable scenario	Potential return to the investor after costs	9 720,00	11 780,00
	Average return each year	-2,8 %	3,3 %
Moderate scenario	Potential return to the investor after costs	10 300,00	13 350,00
	Average return each year	3,0 %	5,9 %
Favourable scenario	Potential return to the investor after costs	10 890,00	15 080,00
	Average return each year	8,9 %	8,6 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 290,00	8 180,00
	Average return each year	-17,1 %	-3,9 %
Unfavorable scenario	Potential return to the investor after costs	9 660,00	12 030,00
	Average return each year	-3,4 %	3,8 %
Moderate scenario	Potential return to the investor after costs	10 240,00	13 620,00
	Average return each year	2,4 %	6,4 %
Favourable scenario	Potential return to the investor after costs	10 830,00	15 380,00
	Average return each year	8,3 %	9,0 %

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 210,00	7 590,00
	Average return each year	-17,9 %	-5,4 %
Unfavorable scenario	Potential return to the investor after costs	9 460,00	10 710,00
	Average return each year	-5,4 %	1,4 %
Moderate scenario	Potential return to the investor after costs	10 110,00	12 350,00
	Average return each year	1,1 %	4,3 %
Favourable scenario	Potential return to the investor after costs	10 750,00	14 180,00
	Average return each year	7,5 %	7,2 %

CapMan Nordic Property Income Fund (non-UCITS)

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Scenarios 31.12.2023

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 350,00	7 780,00
	Average return each year	-16,5 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 380,00	10 580,00
	Average return each year	-6,2 %	1,1 %
Moderate scenario	Potential return to the investor after costs	10 140,00	12 460,00
	Average return each year	1,4 %	4,5 %
Favourable scenario	Potential return to the investor after costs	10 770,00	14 460,00
	Average return each year	7,7 %	7,7 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 450,00	7 880,00
	Average return each year	-15,5 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 680,00
	Average return each year	-5,2 %	1,3 %
Moderate scenario	Potential return to the investor after costs	10 240,00	12 560,00
	Average return each year	2,4 %	4,7 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 560,00
	Average return each year	8,7 %	7,8 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 450,00	7 930,00
	Average return each year	-15,5 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 730,00
	Average return each year	-5,2 %	1,4 %
Moderate scenario	Potential return to the investor after costs	10 240,00	12 610,00
	Average return each year	2,4 %	4,7 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 610,00
	Average return each year	8,7 %	7,9 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 450,00	8 080,00
	Average return each year	-15,5 %	-4,2 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 880,00
	Average return each year	-5,2 %	1,7 %
Moderate scenario	Potential return to the investor after costs	10 240,00	12 760,00
	Average return each year	2,4 %	5,0 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 760,00
	Average return each year	8,7 %	8,1 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 350,00	8 080,00
	Average return each year	-16,5 %	-4,2 %
Unfavorable scenario	Potential return to the investor after costs	9 430,00	11 110,00
	Average return each year	-5,7 %	2,1 %
Moderate scenario	Potential return to the investor after costs	10 180,00	13 020,00
	Average return each year	1,8 %	5,4 %
Favourable scenario	Potential return to the investor after costs	10 820,00	15 050,00
	Average return each year	8,2 %	8,5 %

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 320,00	7 680,00
	Average return each year	-16,8 %	-5,1 %
Unfavorable scenario	Potential return to the investor after costs	9 380,00	10 460,00
	Average return each year	-6,2 %	0,9 %
Moderate scenario	Potential return to the investor after costs	10 130,00	12 320,00
	Average return each year	1,3 %	4,3 %
Favourable scenario	Potential return to the investor after costs	10 770,00	14 310,00
	Average return each year	7,7 %	7,4 %

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Scenarios 31.3.2024

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 220,00	7 710,00
	Average return each year	-17,8 %	-5,1 %
Unfavorable scenario	Potential return to the investor after costs	9 320,00	10 330,00
	Average return each year	-6,8 %	0,6 %
Moderate scenario	Potential return to the investor after costs	10 100,00	12 230,00
	Average return each year	1,0 %	4,1 %
Favourable scenario	Potential return to the investor after costs	10 770,00	14 260,00
	Average return each year	7,7 %	7,4 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 320,00	7 810,00
	Average return each year	-16,8 %	-4,8 %
Unfavorable scenario	Potential return to the investor after costs	9 420,00	10 430,00
	Average return each year	-5,8 %	0,8 %
Moderate scenario	Potential return to the investor after costs	10 200,00	12 330,00
	Average return each year	2,0 %	4,3 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 360,00
	Average return each year	8,7 %	7,5 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 320,00	7 860,00
	Average return each year	-16,8 %	-4,7 %
Unfavorable scenario	Potential return to the investor after costs	9 420,00	10 480,00
	Average return each year	-5,8 %	0,9 %
Moderate scenario	Potential return to the investor after costs	10 200,00	12 380,00
	Average return each year	2,0 %	4,4 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 410,00
	Average return each year	8,7 %	7,6 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 320,00	8 010,00
	Average return each year	-16,8 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 420,00	10 630,00
	Average return each year	-5,8 %	1,2 %
Moderate scenario	Potential return to the investor after costs	10 200,00	12 530,00
	Average return each year	2,0 %	4,6 %
Favourable scenario	Potential return to the investor after costs	10 870,00	14 560,00
	Average return each year	8,7 %	7,8 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 230,00	8 000,00
	Average return each year	-17,7 %	-4,4 %
Unfavorable scenario	Potential return to the investor after costs	9 360,00	10 860,00
	Average return each year	-6,4 %	1,7 %
Moderate scenario	Potential return to the investor after costs	10 140,00	12 790,00
	Average return each year	1,4 %	5,0 %
Favourable scenario	Potential return to the investor after costs	10 810,00	14 860,00
	Average return each year	8,1 %	8,2 %

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 240,00	7 660,00
	Average return each year	-17,6 %	-5,2 %
Unfavorable scenario	Potential return to the investor after costs	9 320,00	10 200,00
	Average return each year	-6,8 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 090,00	12 090,00
	Average return each year	0,9 %	3,9 %
Favourable scenario	Potential return to the investor after costs	10 770,00	14 120,00
	Average return each year	7,7 %	7,1 %

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Scenarios 30.6.2024

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 160,00	7 650,00
	Average return each year	-18,4 %	-5,2 %
Unfavorable scenario	Potential return to the investor after costs	9 290,00	10 180,00
	Average return each year	-7,1 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 070,00	12 080,00
	Average return each year	0,7 %	3,9 %
Favourable scenario	Potential return to the investor after costs	10 760,00	14 130,00
	Average return each year	7,6 %	7,2 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 260,00	7 750,00
	Average return each year	-17,4 %	-5,0 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 280,00
	Average return each year	-6,1 %	0,5 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 180,00
	Average return each year	1,7 %	4,0 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 230,00
	Average return each year	8,6 %	7,3 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 260,00	7 800,00
	Average return each year	-17,4 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 330,00
	Average return each year	-6,1 %	0,6 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 230,00
	Average return each year	1,7 %	4,1 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 280,00
	Average return each year	8,6 %	7,4 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 260,00	7 950,00
	Average return each year	-17,4 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 480,00
	Average return each year	-6,1 %	0,9 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 380,00
	Average return each year	1,7 %	4,4 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 430,00
	Average return each year	8,6 %	7,6 %

E-sarja

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 160,00	7 940,00
	Average return each year	-18,4 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 330,00	10 710,00
	Average return each year	-6,7 %	1,4 %
Moderate scenario	Potential return to the investor after costs	10 120,00	12 640,00
	Average return each year	1,2 %	4,8 %
Favourable scenario	Potential return to the investor after costs	10 800,00	14 720,00
	Average return each year	8,0 %	8,0 %

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 220,00	7 610,00
	Average return each year	-17,8 %	-5,3 %
Unfavorable scenario	Potential return to the investor after costs	9 280,00	10 060,00
	Average return each year	-7,2 %	0,1 %
Moderate scenario	Potential return to the investor after costs	10 070,00	11 950,00
	Average return each year	0,7 %	3,6 %
Favourable scenario	Potential return to the investor after costs	10 760,00	13 990,00
	Average return each year	7,6 %	6,9 %

CapMan Nordic Property Income Fund (non-UCITS)

This document presents CapMan Nordic Property Income Fund (non-UCITS) historical return scenarios.

The Fund's historical performance is not a guarantee of future performance, and future performance may differ significantly from historical performance. The Fund does not have a guaranteed minimum return and the investor may lose the investment partially or completely.

Scenarios 30.9.2024

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 050,00	7 630,00
	Average return each year	-19,5 %	-5,3 %
Unfavorable scenario	Potential return to the investor after costs	9 290,00	10 180,00
	Average return each year	-7,1 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 070,00	12 080,00
	Average return each year	0,7 %	3,9 %
Favourable scenario	Potential return to the investor after costs	10 760,00	14 130,00
	Average return each year	7,6 %	7,2 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 150,00	7 730,00
	Average return each year	-18,5 %	-5,0 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 280,00
	Average return each year	-6,1 %	0,5 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 180,00
	Average return each year	1,7 %	4,0 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 230,00
	Average return each year	8,6 %	7,3 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 150,00	7 780,00
	Average return each year	-18,5 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 330,00
	Average return each year	-6,1 %	0,6 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 230,00
	Average return each year	1,7 %	4,1 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 280,00
	Average return each year	8,6 %	7,4 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 150,00	7 930,00
	Average return each year	-18,5 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 480,00
	Average return each year	-6,1 %	0,9 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 380,00
	Average return each year	1,7 %	4,4 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 430,00
	Average return each year	8,6 %	7,6 %

E-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 050,00	7 930,00
	Average return each year	-19,5 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 330,00	10 710,00
	Average return each year	-6,7 %	1,4 %
Moderate scenario	Potential return to the investor after costs	10 120,00	12 640,00
	Average return each year	1,2 %	4,8 %
Favourable scenario	Potential return to the investor after costs	10 800,00	14 720,00
	Average return each year	8,0 %	8,0 %

Nordea-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 290,00	7 760,00
	Average return each year	-17,1 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 250,00
	Average return each year	-5,2 %	0,5 %
Moderate scenario	Potential return to the investor after costs	10 270,00	12 150,00
	Average return each year	2,7 %	4,0 %
Favourable scenario	Potential return to the investor after costs	10 960,00	14 190,00
	Average return each year	9,6 %	7,3 %

CapMan Nordic Property Income Fund (non-UCITS)

This document presents CapMan Nordic Property Income Fund (non-UCITS) historical return scenarios.

The Fund's historical performance is not a guarantee of future performance, and future performance may differ significantly from historical performance. The Fund does not have a guaranteed minimum return and the investor may lose the investment partially or completely.

Scenarios 31.12.2024

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 050,00	7 630,00
	Average return each year	-19,5 %	-5,3 %
Unfavorable scenario	Potential return to the investor after costs	9 290,00	10 190,00
	Average return each year	-7,1 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 080,00	12 100,00
	Average return each year	0,8 %	3,9 %
Favourable scenario	Potential return to the investor after costs	10 760,00	14 150,00
	Average return each year	7,6 %	7,2 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 150,00	7 730,00
	Average return each year	-18,5 %	-5,0 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 290,00
	Average return each year	-6,1 %	0,6 %
Moderate scenario	Potential return to the investor after costs	10 180,00	12 200,00
	Average return each year	1,8 %	4,0 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 250,00
	Average return each year	8,6 %	7,3 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 150,00	7 780,00
	Average return each year	-18,5 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 330,00
	Average return each year	-6,1 %	0,6 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 230,00
	Average return each year	1,7 %	4,1 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 280,00
	Average return each year	8,6 %	7,4 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 150,00	7 930,00
	Average return each year	-18,5 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 390,00	10 480,00
	Average return each year	-6,1 %	0,9 %
Moderate scenario	Potential return to the investor after costs	10 170,00	12 380,00
	Average return each year	1,7 %	4,4 %
Favourable scenario	Potential return to the investor after costs	10 860,00	14 430,00
	Average return each year	8,6 %	7,6 %

E-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 050,00	7 930,00
	Average return each year	-19,5 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 330,00	10 710,00
	Average return each year	-6,7 %	1,4 %
Moderate scenario	Potential return to the investor after costs	10 120,00	12 640,00
	Average return each year	1,2 %	4,8 %
Favourable scenario	Potential return to the investor after costs	10 800,00	14 720,00
	Average return each year	8,0 %	8,0 %

Nordea-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 290,00	7 760,00
	Average return each year	-17,1 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 250,00
	Average return each year	-5,2 %	0,5 %
Moderate scenario	Potential return to the investor after costs	10 270,00	12 150,00
	Average return each year	2,7 %	4,0 %
Favourable scenario	Potential return to the investor after costs	10 960,00	14 190,00
	Average return each year	9,6 %	7,3 %

CapMan Nordic Property Income Fund (non-UCITS)

This document presents CapMan Nordic Property Income Fund (non-UCITS) historical return scenarios.

The Fund's historical performance is not a guarantee of future performance, and future performance may differ significantly from historical performance. The Fund does not have a guaranteed minimum return and the investor may lose the investment partially or completely.

Scenarios 31.03.2025

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 070,00	7 510,00
	Average return each year	-19,3 %	-5,6 %
Unfavorable scenario	Potential return to the investor after costs	9 280,00	10 110,00
	Average return each year	-7,2 %	0,2 %
Moderate scenario	Potential return to the investor after costs	10 060,00	11 980,00
	Average return each year	0,6 %	3,7 %
Favourable scenario	Potential return to the investor after costs	10 730,00	13 980,00
	Average return each year	7,3 %	6,9 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 170,00	7 730,00
	Average return each year	-18,3 %	-5,0 %
Unfavorable scenario	Potential return to the investor after costs	9 380,00	10 210,00
	Average return each year	-6,2 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 160,00	12 080,00
	Average return each year	1,6 %	3,8 %
Favourable scenario	Potential return to the investor after costs	10 830,00	14 080,00
	Average return each year	8,3 %	7,1 %

C-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 170,00	7 780,00
	Average return each year	-18,3 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 380,00	10 260,00
	Average return each year	-6,2 %	0,5 %
Moderate scenario	Potential return to the investor after costs	10 160,00	12 130,00
	Average return each year	1,6 %	3,9 %
Favourable scenario	Potential return to the investor after costs	10 830,00	14 130,00
	Average return each year	8,3 %	7,2 %

D-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 170,00	7 930,00
	Average return each year	-18,3 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 380,00	10 410,00
	Average return each year	-6,2 %	0,8 %
Moderate scenario	Potential return to the investor after costs	10 160,00	12 280,00
	Average return each year	1,6 %	4,2 %
Favourable scenario	Potential return to the investor after costs	10 830,00	14 280,00
	Average return each year	8,3 %	7,4 %

E-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 080,00	7 930,00
	Average return each year	-19,2 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 330,00	10 650,00
	Average return each year	-6,7 %	1,3 %
Moderate scenario	Potential return to the investor after costs	10 100,00	12 540,00
	Average return each year	1,0 %	4,6 %
Favourable scenario	Potential return to the investor after costs	10 770,00	14 580,00
	Average return each year	7,7 %	7,8 %

Nordea-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 310,00	7 760,00
	Average return each year	-16,9 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 480,00	10 190,00
	Average return each year	-5,2 %	0,4 %
Moderate scenario	Potential return to the investor after costs	10 250,00	12 040,00
	Average return each year	2,5 %	3,8 %
Favourable scenario	Potential return to the investor after costs	10 930,00	14 040,00
	Average return each year	9,3 %	7,0 %

CapMan Nordic Property Income Fund (non-UCITS)

This document presents CapMan Nordic Property Income Fund (non-UCITS) historical return scenarios.

The Fund's historical performance is not a guarantee of future performance, and future performance may differ significantly from historical performance. The Fund does not have a guaranteed minimum return and the investor may lose the investment partially or completely.

Scenarios 30.06.2025

Recommended holding period: 5 years
Example for invested amount: EUR 10 000

A-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 070,00	7 520,00
	Average return each year	-19,3 %	-5,5 %
Unfavorable scenario	Potential return to the investor after costs	9 240,00	9 860,00
	Average return each year	-7,6 %	-0,3 %
Moderate scenario	Potential return to the investor after costs	10 000,00	11 650,00
	Average return each year	0,0 %	3,1 %
Favourable scenario	Potential return to the investor after costs	10 660,00	13 590,00
	Average return each year	6,6 %	6,3 %

B-series

		If the investor exits after 1 year	If the investor exits after 5 years
Scenarios			
Stress scenario	Potential return to the investor after costs	8 170,00	7 730,00
	Average return each year	-18,3 %	-5,0 %
Unfavorable scenario	Potential return to the investor after costs	9 340,00	9 960,00
	Average return each year	-6,6 %	-0,1 %
Moderate scenario	Potential return to the investor after costs	10 100,00	11 750,00
	Average return each year	1,0 %	3,3 %
Favourable scenario	Potential return to the investor after costs	10 760,00	13 690,00
	Average return each year	7,6 %	6,5 %

C-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 170,00	7 780,00
	Average return each year	-18,3 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 340,00	10 010,00
	Average return each year	-6,6 %	0,0 %
Moderate scenario	Potential return to the investor after costs	10 100,00	11 800,00
	Average return each year	1,0 %	3,4 %
Favourable scenario	Potential return to the investor after costs	10 760,00	13 740,00
	Average return each year	7,6 %	6,6 %

D-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 170,00	7 930,00
	Average return each year	-18,3 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 340,00	10 160,00
	Average return each year	-6,6 %	0,3 %
Moderate scenario	Potential return to the investor after costs	10 100,00	11 950,00
	Average return each year	1,0 %	3,6 %
Favourable scenario	Potential return to the investor after costs	10 760,00	13 890,00
	Average return each year	7,6 %	6,8 %

E-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 080,00	7 930,00
	Average return each year	-19,2 %	-4,5 %
Unfavorable scenario	Potential return to the investor after costs	9 280,00	10 390,00
	Average return each year	-7,2 %	0,8 %
Moderate scenario	Potential return to the investor after costs	10 040,00	12 210,00
	Average return each year	0,4 %	4,1 %
Favourable scenario	Potential return to the investor after costs	10 710,00	14 180,00
	Average return each year	7,1 %	7,2 %

Nordea-series

Scenarios		If the investor exits after 1 year	If the investor exits after 5 years
Stress scenario	Potential return to the investor after costs	8 310,00	7 760,00
	Average return each year	-16,9 %	-4,9 %
Unfavorable scenario	Potential return to the investor after costs	9 430,00	9 940,00
	Average return each year	-5,7 %	-0,1 %
Moderate scenario	Potential return to the investor after costs	10 190,00	11 720,00
	Average return each year	1,9 %	3,2 %
Favourable scenario	Potential return to the investor after costs	10 860,00	13 650,00
	Average return each year	8,6 %	6,4 %