

Ex-ante Disclosure of Investment Related Costs and Charges (example)¹

EFTEN REAL ESTATE FUND III SHARE				
EE3100127242 XTAL				
Investment amount (EUR) ²	1 000		10 000	
Costs and charges	Amount	%	Amount	%
Entry costs	5.00	0.50	50.00	0.50
Exit costs	5.00	0.50	50.00	50.00
FX costs applied to CC (if applicable) ²	0.00	0.00	0.00	0.00
Custody fee	1.80	0.18	18.00	0.18
Total service fees	11.80	1.18	118.00	1.18
Costs charged by third parties	0.00	0.00	0.00	0.00
Instrument ongoing costs ³	18.00	1.80	180.00	1.80
Total financial instrument related costs	18.00	1.80	180.00	1.80
Total costs and charges	29.80	2.98	298.00	2.98

¹ This example of Investment related costs and charges is based on client investing a lump sum of 1 000 or 10 000 EUR, in case order is submitted to AS "SEB Banka" branch or to the broker. Investment period is 1 year after which the client disinvests. Please note that this is only an illustrative example of costs and charges related to investment in this instrument. The amount of costs and charges may vary according to actual investment amount and other circumstances.

² Investment, costs and charges amounts are presented in EUR.

³ Instrument related costs and charges are not paid by the client directly. Instead the charges are deducted from the assets of the fund before calculation of the net asset value of the instrument. Instrument related fees set forth herein are based on the historical ongoing charges statistics of the fund.

Inducement payments received by the AS "SEB banka" from third parties, related to investment services⁴

Investment amount EUR	1 000		10 000	
Inducement payment amount received from third party	Amount	%	Amount	%
	0.00	0.00	0.00	0.00

⁴ When providing investment services or ancillary investment services in some cases AS "SEB banka" may receive from third parties financial and non-financial benefits (inducements). More information regarding inducements can be found in the documents "Information on inducements related to investments in funds" and "Information on inducements related to the investment services and products provided" available at www.seb.lv/mifid. Example prepared assuming that AS "SEB banka" will forward received inducements to clients, who have invested in particular financial instrument or received particular service (if the indicated inducement amount is greater than 0).

Effect of costs and charges on annual return⁵

Annual rate of return	Investment amount (EUR)	Average annual return after deduction of total service and instrument related costs and charges (based on investment period)		
		1 year	2 years	3 years
5.00 %	1 000	2.02 % (20.20)	2.52 % (25.20)	2.69 % (26.87)
	10 000	2.02 % (202.00)	2.52 % (252.00)	2.69 % (268.67)
0.00 %	1 000	-2.98 % (-29.80)	-2.48 % (-24.80)	-2.31 % (-23.13)
	10 000	-2.98 % (-79.80)	-2.48 % (-248.00)	-2.31 % (-231.33)
-5.00 %	1 000	-7.98 % (-29.80)	-7.48 % (-74.80)	-7.31 % (-73.13)
	10 000	-7.98 % (-29.80)	-7.48 % (-748.00)	-7.31 % (-731.33)

⁵ Annual return is calculated for scenarios when investment holding period of one, two or three years and does not include the above mentioned inducement payments (if any such will be paid out to the client). Examples presented in the table show potential return (in positive, neutral and negative market development), including negative impact of costs and charges on the return. In some cases investment costs and charges can exceed positive market return. Figures presented in the table do not reflect any real return figures or constitute any promise or reference to future rates of return.

This example is compiled on 2020-02-01 based on currently applicable rates of costs and charges set forth in the terms and conditions and other documents of the instrument and the pricelist of AS "SEB banka". No future changes of the costs and charges rates were taken into account.