



## db x-trackers FTSE Developed Europe Ex UK Property UCITS ETF (DR) Share Class: 1C (ISIN: IE00BP8FKB21), (WKN: A118P8), (Currency: EUR) a sub fund of Concept Fund Solutions plc.

### Objectives & Investment Policy

The aim is for your investment to reflect the performance of the FTSE EPRA/NAREIT Developed Europe Ex UK Capped Net Index (Index) which is designed to reflect the performance of the shares of certain property companies (including real estate investment trusts) listed in European developed countries, excluding the United Kingdom.

The weighting of a company on the Index depends on its size, based on the combined value of a company's shares compared to other companies. The Index is calculated on a total return net basis which means that all dividends and distributions are reinvested in the Index after tax. The composition of the Index is reviewed annually.

To achieve the aim, the Fund will attempt to replicate or track the Index, before fees and expenses, by buying all, or a substantial number, of the shares in the Index in the same proportion as the Index as determined by the Sub-Portfolio Manager of the Fund which is Deutsche Asset Management (UK) Limited.

The Fund may employ techniques and instruments in order to manage risk, reduce costs and improve results. These techniques and instruments may include the use of derivatives. The Fund may also engage in secured lending of its investments to certain eligible third parties to generate additional income to offset the costs of the Fund.

No dividends will be paid on your shares.

You may redeem your shares on demand on a daily basis.

### Risk and Reward Profile



The risk and reward category is calculated using historical data which may not be a reliable indicator of the Fund's future risk profile.

The risk and reward category may shift over time and is not a target or a guarantee.

The lowest category (i.e. Category 1) does not mean a risk-free investment.

The Fund is in Category 6 because of the high range and frequency of price movements (volatility) of the underlying investments referenced by the Fund.

The following are additional risks not covered by the risk and reward category.

The Fund will attempt to replicate the Index. However, exceptional circumstances may arise, such as, but not limited to, disruptive market conditions, additional costs/taxes or extremely volatile markets, which may cause the Fund's performance to be substantially different from the performance of the Index.

Deutsche Bank and its related companies may act in several roles in relation to the Fund such as distributor and investment manager which may involve conflicts of interest.

The Fund is not guaranteed and your investment is at risk. The value of your investment may go down as well as up.

The performance of the Fund is linked to shares of companies principally engaged in the property sector which involves special risks including: the cyclical nature of property values, changes in the general economic climate, local conditions and market rental rates, attractiveness and location of the relevant properties, the financial circumstances of the tenants and changes in operational costs including (without limit) the costs of maintenance and insurance.

Your investment is dependent on the performance of the Index less costs but your investment is not expected to match that performance precisely.

The Fund may use derivatives in an attempt to efficiently manage the portfolio. It may be that the use of derivatives will not have the desired result and can cause share prices to fluctuate which may in turn result in the Fund and your investment suffering a loss.

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More information in relation to risks in general may be found in the "Risk Factors" section of the prospectus.



## Charges

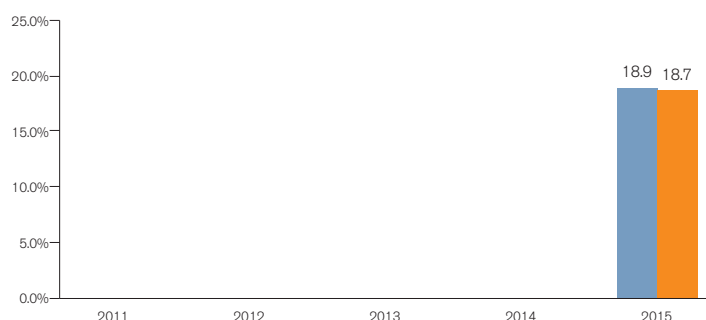
The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest		The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial adviser or distributor. <sup>†</sup>
Entry charge*	3.00%	
Exit charge	3.00%	
This is the maximum that might be taken out of your money before it is invested (entry charge) and before the proceeds of your investment are paid out (exit charge).		The ongoing charges figure is based on expenses for the year ending October 2015. It may vary from year to year. It excludes portfolio transaction costs and performance fees, if any.
Charges taken from the Fund over a year		
Ongoing charges	0.40%	More detailed charges information may be found in the "Fees and Expenses" section of the prospectus.
Charges taken from the Fund under certain specific conditions		
Performance fee	None	* or EUR 20,000 whichever is higher

<sup>†</sup>Entry and exit charges will only apply when shares are subscribed or redeemed directly from the Fund, and will not apply when investors buy or sell such shares on stock exchanges. Investors dealing on exchange will pay fees charged by their stock brokers. Such charges can be obtained from stock brokers. Authorised participants dealing directly with the Fund will pay related transaction costs.

To the extent the Fund undertakes securities lending to reduce costs, the Fund will be allocated 85 percent of the associated revenue generated, of which it will receive 70 percent with the remaining 15 percent being received by Deutsche Asset Management (UK) Limited on instruction of the Fund. The outstanding 15 percent will be allocated to Deutsche Bank AG, as securities lending agent. As securities lending revenue sharing does not increase the costs of running the Sub-Fund, this has been excluded from the ongoing charges.

## Past Performance



Please be aware that past performance is not a reliable indicator of future results.

The fees for the ongoing Fund charges are included in the calculation of past performance. The entry/exit fees are excluded from the calculation of past performance.

The Fund was launched in 2014 and the share class was launched in 2014.

Past performance has been calculated in EUR.

■ Fund  
■ Index

## Practical Information

The depositary is State Street Custodial Services (Ireland) Limited.

Copies of the prospectus, the latest annual reports and subsequent half-yearly reports (all in English) as well as other information (including the latest share prices as well as the indicative net asset values) are available free of charge at [www.etf.db.com](http://www.etf.db.com).

Full disclosure on the composition of the Fund's portfolio and information on the Index constituents is available free of charge at [www.etf.db.com](http://www.etf.db.com).

More share classes may be available for this Fund - please refer to the prospectus for further details. Please note that not all share classes may be registered for distribution in your jurisdiction.

The taxation regime applicable to the Fund in Ireland may affect your personal tax position.

Concept Fund Solutions plc may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus for the Fund.

Concept Fund Solutions plc has a number of different funds. The assets and liabilities of each fund are segregated by law. The prospectus and the periodic reports are prepared for Concept Fund Solutions plc as a whole. You are not permitted to exchange your shares in this Fund for other funds of Concept Fund Solutions plc.