

Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.



SEB Danish Mortgage Bond Fund – a sub-fund of SEB Fund 5

Class IC (EUR) (LU1545248863)

Management Company: SEB Investment Management AB, part of the SEB Group.

Objectives and Investment Policy

The fund aims to increase the value of your investment over time and to outperform its benchmark. The fund is actively managed and invests primarily in Danish covered mortgage bonds and in some part, government bonds in the Danish fixed-income market.

The fixed-income securities that the fund invests in are denominated in a currency of the European Economic Area or in Swiss Franc, and have a high credit rating, a minimum of BBB- on Standard & Poor's scale, or the equivalent. Investment decisions are based on in-depth (fundamental) analysis, where future cashflows are estimated based on different scenarios to select securities that appear to offer a favourable risk-adjusted return. The return is determined by how much the fund's holdings increase or decrease in value during your holding period, which is mainly dependent on interest rates and the impact of future interest rate developments on the fund's various fixed-income securities, primarily based on maturities and creditworthiness.

We compare the fund's return to 60% Nykredit Danish Mortgage Bond Index, 25% Bloomberg Series E-Denmark Govt All > 1 Yr Bond Index and 15% Nykredit Constant Maturity 3Y Non-callable Index. The fund uses the benchmark for portfolio reference and performance comparison. The majority of the fund's holdings are components of the benchmark, but they differ in weight. The management of the fund is discretionary, and the investment

strategy does not aim to restrict how much the fund's holdings deviate from its benchmark.

The main categories of financial instruments are Danish covered mortgage bonds and government bonds that are rated at least BBB-. To a limited extent, the fund may also invest in other types of debt securities with an equivalent rating, issued by an EU member state.

The fund may use derivatives to achieve its investment objectives as well as for hedging and other efficient portfolio management purposes. Derivatives are a type of financial instrument, the value of which is derived from underlying financial instruments.

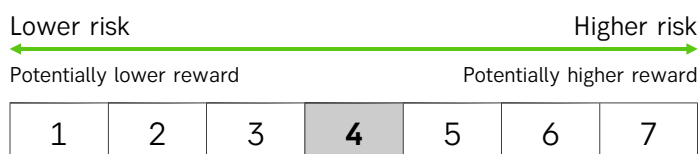
The fund promotes sustainability characteristics and is therefore classified as Article 8 according to the EU Sustainable Finance Disclosure Regulation (SFDR). The fund follows the management company's sustainability policy, which is available at www.sebgroup.lu/funds.

Generally, investors can buy or sell units of the fund on any bank business day in Luxembourg except 24 and 31 December.

The unit class is non-distributing.

Recommendation: this fund may not be appropriate for investors who plan to withdraw their money within 3 year(s).

Risk and Reward Profile



The risk and reward indicator illustrates the relationship between risk and the expected return for the fund. The higher the fund is positioned on this scale, the greater the possible reward, but also the greater risk of losing money. Category 1 does not mean that the investment is risk-free.

The risk category is calculated using historical data or simulated historical performance when actual historical data is insufficient. Past performance may not be a reliable indicator of the fund's future risk and reward profile.

This fund is in category 4. This means that the risk for value changes in the fund is medium. This category may change over time.

A fund with longer duration indicates a higher interest rate risk. Depending on the interest rate level, the duration of the portfolio may vary. The fund is exposed to Denmark. This may imply a somewhat higher risk compared to funds with a broader geographic diversification. The fund may not be suitable in a low yield, low volatility investment environment.

The following risks are not fully reflected in the above classification but still influence the fund's value:

Credit risk - if the financial health of the issuer of a bond or money market security weakens, or if the market believes it may weaken, the value of the bond or money market security may fall or become more volatile. In extreme cases the issuer may go into default, meaning it has failed to make promised payments, and the bond or money market security may become illiquid or worthless.

- Investment grade bonds - with these bonds, the likeliest form of credit risk is a credit downgrade of the issuer, which typically will cause a bond's value to fall.

Counterparty risk - if a counterparty does not fulfil its obligations to the fund (e.g. not paying an agreed amount or not delivering securities as agreed).

Liquidity risk - any security could become hard to value or to sell at a desired time and price. Liquidity risk could cause the fund to have to liquidate holdings at undesirable prices, thus reducing NAV, and could also cause a temporary suspension of redemptions or otherwise impair the fund's ability to meet redemptions.

Operational risk - the risk of loss resulting from, e.g. system breakdowns, human errors or from external events.

Charges

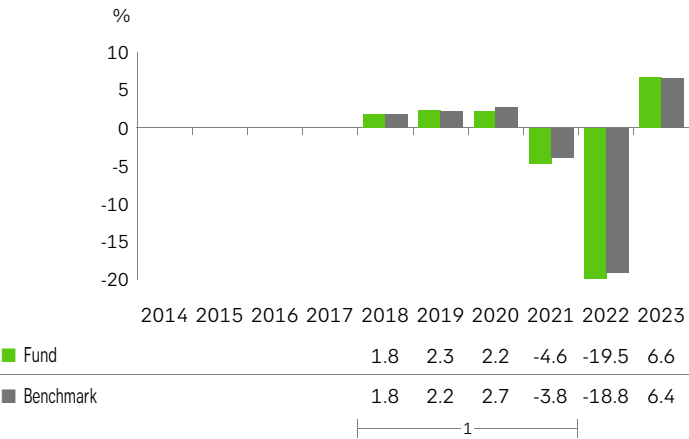
One-off charges taken before or after you invest	
Entry charge	0.00 %
Exit charge	0.00 %
This is the maximum that might be taken out of your money before it is invested (entry charge) or before the proceeds of your investment are paid out (exit charge).	
Charges taken from the fund over a year	
Ongoing charges	0.32 %
Charges taken from the fund under certain specific conditions	
Performance fee	N/A

The entry and exit charges shown are maximum figures. In some cases, you might pay less - more information can be obtained from your financial adviser or distributor. Ongoing charges are used to pay the costs of running the fund, including the costs of marketing and distribution.

The ongoing charges figure is based on expenses for the calendar year 2023. The figure may vary from year to year. Transaction costs and performance fees are not included in ongoing charges.

All charges reduce the potential growth of your investment. More information on charges can be found in the section regarding costs in the fund's prospectus, available at www.sebgroup.lu.

Past Performance



The fund was launched in 2008. The unit class was launched in 2017. For the calculation of past performance all charges and fees are included, except any entry and exit charges you may have paid when buying or selling units of the fund. The past performance is calculated in EUR.

The performance of the fund is not tracking the index. The past performance of the fund is no guarantee for future performance.

Practical Information

The fund's depositary is Skandinaviska Enskilda Banken AB (publ), Luxembourg Branch.

You can obtain the prospectus, latest annual and semi-annual reports in the language of this document, as well as information on how to subscribe units on any minimum investment amount and on the latest prices, free of charge, from www.sebgroup.lu.

The fund is subject to the specific tax legislation of Luxembourg and this may have an impact on your personal tax situation. SEB Investment Management AB 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 of the fund.

This key investor information document describes one unit class of a sub-fund of SEB Fund 5, while the prospectus, latest annual and semi-annual report are prepared for the entire SEB Fund 5.

For the other unit classes of SEB Danish Mortgage Bond Fund, you can obtain the prospectus, latest annual and semi-annual reports

in the language of this document, as well as information on how to subscribe units and on the latest prices, free of charge, from www.sebgroup.lu.

You can convert units of the fund/class into units of another sub-fund/class of SEB Fund 5. More detailed information can be found in the section regarding conversion of units in the fund's prospectus, available at www.sebgroup.lu.

Assets and liabilities of each sub-fund of the SEB Fund 5 are segregated by law, therefore, only the profit or loss of the SEB Danish Mortgage Bond Fund has an impact on your investment.

A paper copy of the detailed and up-to-date remuneration policy of the Management Company, including a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits, is available free of charge at its registered office and on <https://sebgroup.lu/policies>.