

## Nordea 1 - Global Real Estate Fund (BC-CHF)

Any investment decision in the sub-funds should be made on the basis of the current prospectus and the Key Information Document (KID). Advertising Material

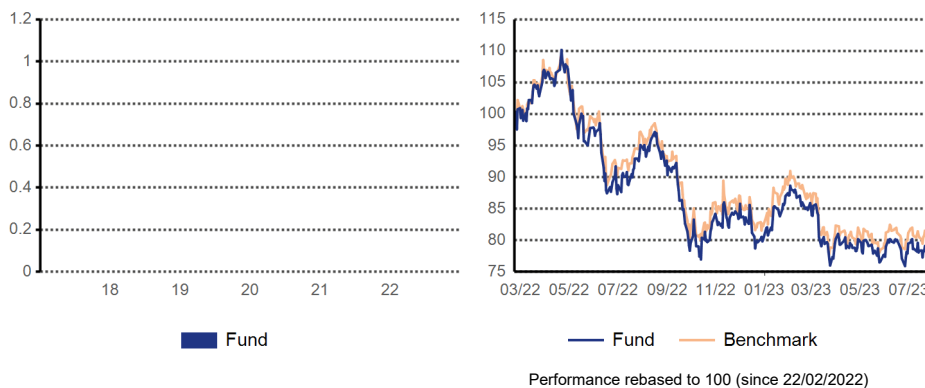
### Investment strategy

This Sub-fund's investment objective is to achieve long-term capital growth by investing globally in equity securities of companies that are engaged principally in the real estate industry. Actively managed. Benchmark used for performance comparison only. Risk characteristics of the fund's portfolio may bear some resemblance to those of the benchmark.

### Risk Profile



### Discrete year performance / Historical performance



### Cumulative / Annualised performance (in %)

| Performance  | Fund       |            | Benchmark  |            |
|--------------|------------|------------|------------|------------|
|              | Cumulative | Annualised | Cumulative | Annualised |
| Year To Date | -1.42      |            | -1.03      |            |
| 1 month      | -0.60      |            | 0.31       |            |
| 3 months     | -1.44      |            | -0.74      |            |
| 1 year       | -16.91     | -16.91     | -16.25     | -16.25     |
| 3 years      |            |            |            |            |
| 5 years      |            |            |            |            |
| Since Launch | -20.98     | -15.13     | -18.60     | -13.35     |

### Monthly performance (in %)

| Year | Jan  | Feb   | Mar   | Apr   | May   | Jun    | Jul   | Aug   | Sep    | Oct  | Nov   | Dec   | Total |
|------|------|-------|-------|-------|-------|--------|-------|-------|--------|------|-------|-------|-------|
| 2023 | 8.66 | -2.13 | -5.92 | -0.02 | -3.05 | 2.28   | -0.60 |       |        |      |       |       | -1.42 |
| 2022 |      |       | 5.78  | 0.32  | -8.62 | -10.79 | 8.91  | -2.61 | -14.08 | 5.80 | -0.71 | -4.13 |       |

Performances are in CHF

The performance represented is historical; past performance is not a reliable indicator of future results and investors may not recover the full amount invested. The value of your investment can go up and down, and you could lose some or all of your invested money.

### Key figures

|                       | Fund | Benchmark |
|-----------------------|------|-----------|
| Volatility in % *     |      |           |
| Correlation *         |      |           |
| Information ratio *   |      |           |
| Tracking error in % * |      |           |
| Sharpe Ratio *        |      |           |
| Alpha in % *          |      |           |
| Beta *                |      |           |

\* Annualized 3 year data

### Material changes

With effect as of 19/06/2019 the investment policy of the sub-fund was modified. The performance figures shown prior to that date were achieved under circumstances that no longer apply.

### SFDR classification\*: Article 8

Products actively promote environmental or social characteristics

\*Product categorised based on the Sustainable Finance Disclosure Regulation (SFDR)

### Fund details

|                   |   |
|-------------------|---|
| Manager           | Duff & Phelps Investment Management Co.             |
| AUM (Million USD) | 752.72  |
| N° of holdings    | 58  |
| Launch date       | 15/11/2011  |
| Structure         | SICAV   |
| Fund Domicile     | Luxembourg  |
| Benchmark*        | FTSE EPRA/NAREIT Developed - Net Total Return Index |

\*Source: Datastream

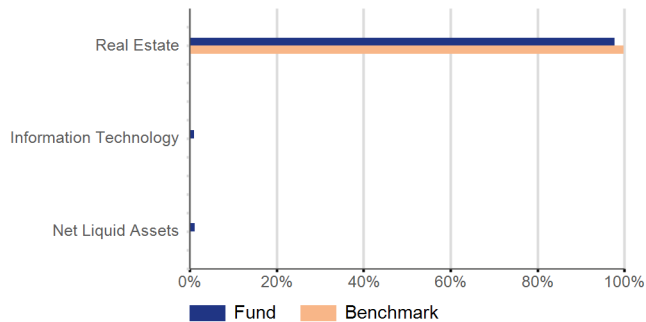
### Share class details

|                          |              |
|--------------------------|--------------|
| Last NAV                 | 170.49       |
| Minimum investment       | 0 EUR        |
| Distribution policy      | Accumulating |
| Share class code         | BC-CHF       |
| Launch date              | 22/02/2022   |
| ISIN                     | LU2443437913 |
| Sedol                    | BPW7DV5      |
| WKN                      | A3DF86       |
| Bloomberg ticker         | NOGRBCC LX   |
| Swing factor / threshold | Yes / Yes    |
| Annual management fee    | 0.95%        |
| Ongoing charges (2023)   | 1.30%        |

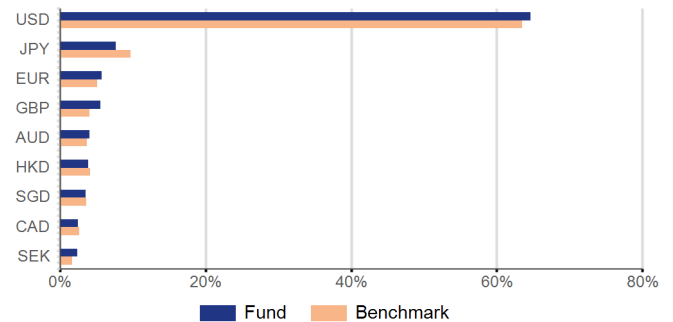
## Top 15 holdings

| Security Name                     | Weight (in %) | Sector      | Country        | Instrument Type |
|-----------------------------------|---------------|-------------|----------------|-----------------|
| Prologis                          | 8.30          | Real Estate | United States  | Equity          |
| Equinix                           | 4.79          | Real Estate | United States  | Equity          |
| Sun Communities                   | 3.45          | Real Estate | United States  | Equity          |
| Welltower                         | 3.43          | Real Estate | United States  | Equity          |
| Mitsubishi Estate                 | 3.37          | Real Estate | Japan          | Equity          |
| Digital Realty Trust              | 3.27          | Real Estate | United States  | Equity          |
| VICI Properties                   | 3.15          | Real Estate | United States  | Equity          |
| Realty Income                     | 2.99          | Real Estate | United States  | Equity          |
| Ventas                            | 2.98          | Real Estate | United States  | Equity          |
| Public Storage                    | 2.55          | Real Estate | United States  | Equity          |
| American Homes 4 Rent             | 2.53          | Real Estate | United States  | Equity          |
| Mid-America Apartment Communities | 2.48          | Real Estate | United States  | Equity          |
| CubeSmart                         | 2.38          | Real Estate | United States  | Equity          |
| UNITE Group                       | 2.36          | Real Estate | United Kingdom | Equity          |
| UDR                               | 2.19          | Real Estate | United States  | Equity          |

## Sector breakdown (in %)



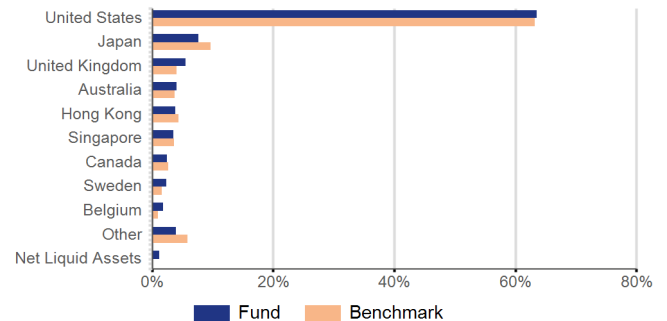
## Currency exposure (post-hedge) (in %)



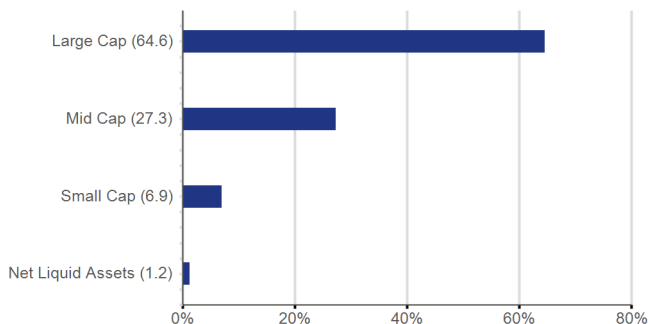
## Asset allocation



## Country breakdown (in %)



## Market capitalisation breakdown (in %)



**Mega Cap:** > EUR 200 billion; **Large Cap:** EUR 10 billion – EUR 200 billion; **Mid Cap:** EUR 2 billion – EUR 10 billion; **Small Cap:** EUR 300 million – EUR 2 billion; **Micro Cap:** EUR 50 million – EUR 300 million; **Nano Cap:** < EUR 50 million

**Top 5 contributors (monthly)**

|                      | Absolute Contribution (in %) |
|----------------------|------------------------------|
| Digital Realty Trust | <b>0.30</b>                  |
| UNITE Group          | <b>0.27</b>                  |
| Castellum            | <b>0.24</b>                  |
| Vonovia              | <b>0.17</b>                  |
| Equinix              | <b>0.16</b>                  |

Absolute contribution to gross performance expressed in USD

**Bottom 5 contributors (monthly)**

|                       | Absolute Contribution (in %) |
|-----------------------|------------------------------|
| UDR                   | <b>-0.10</b>                 |
| Public Storage        | <b>-0.09</b>                 |
| SBA Communications    | <b>-0.07</b>                 |
| CubeSmart             | <b>-0.07</b>                 |
| Apartment Income REIT | <b>-0.06</b>                 |

Absolute contribution to gross performance expressed in USD

**Equity characteristics**

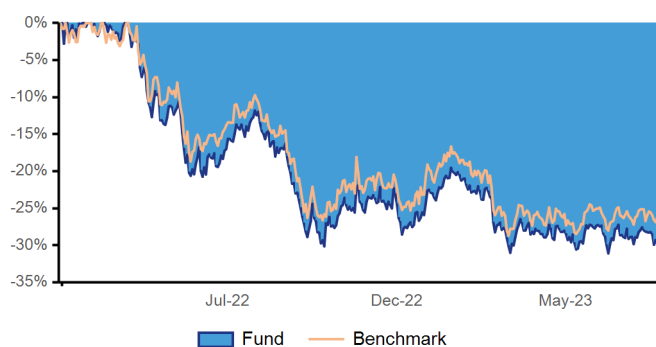
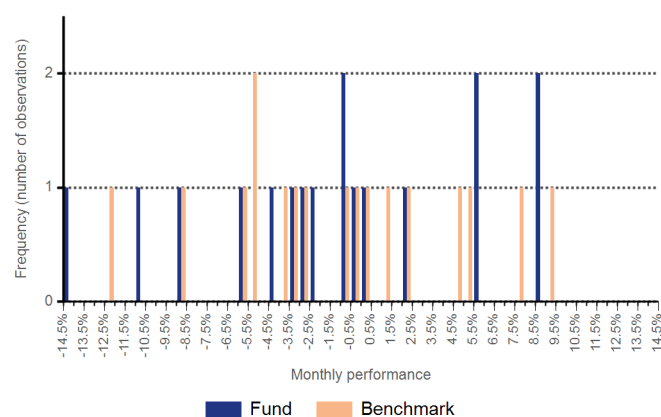
|                              |           |
|------------------------------|-----------|
| Dividend Yield               | 3.77      |
| Price to Earning Ratio       | 25.83     |
| Price to book Ratio          | 1.42      |
| Earning Per Share (EUR)      | 3.81      |
| Market Capitalisation (MEUR) | 26,296.46 |

Physical instruments only

**Risk data**

|            |      |
|------------|------|
| Commitment | 0.00 |
|------------|------|

A figure of zero is indicative of an economic exposure equal to 100%

**Drawdown**Fund maximum drawdown since inception: **-31.09%**Benchmark maximum drawdown: **-28.69%****Return distribution (Since inception)**

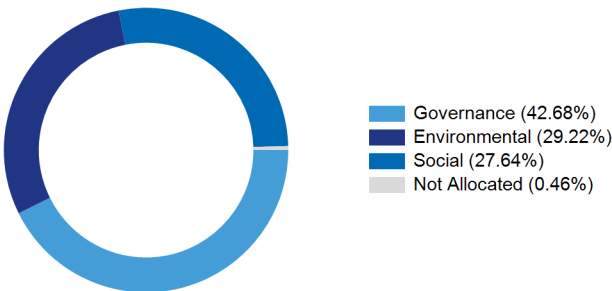
## Environmental and Social characteristics

- ✓ Active Ownership and Engagement
- ✓ Enhanced exclusion filters and other limits
- ✓ Exclusion list
- ✓ Norms-based Screening
- ✓ Paris Aligned Fossil Fuel Policy (PAFF)
- ✓ Principal Adverse Impact (PAI) integration

## ESG integration summary

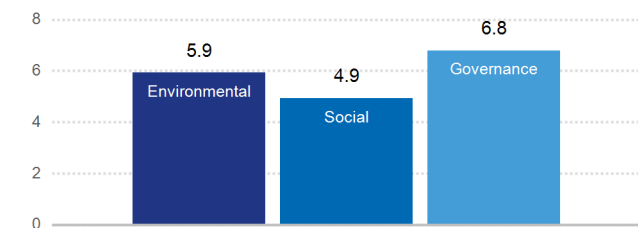
A NAM level overlay of norms-based screening and exclusion list is deployed as Baseline safeguards through NAM's Responsible Investment Policy which bans investments in companies active in the production of illegal or nuclear weapons and companies with exposure to coal mining exceeding a predefined threshold. The fund adheres to NAM's Paris-Aligned Fossil Fuel Policy. NAM's Paris-Aligned Fossil Fuel Policy sets thresholds for companies' exposure to fossil fuel production, distribution and services and excludes companies that are involved beyond these thresholds if they do not have a documented transition strategy that aligns with the Paris agreement. The detailed Responsible Investment Policy and the Corporate Exclusion List are available at [www.nordeaassetmanagement.com](http://www.nordeaassetmanagement.com).

## Portfolio exposure by ESG pillar



Source: All data is from MSCI ESG Fund Ratings as of 31/07/2023, based on holdings as of 31/05/2023.

## ESG Scores per pillar



Source: All data is from MSCI ESG Fund Ratings as of 31/07/2023, based on holdings as of 31/05/2023. The overall portfolio rating is calculated on an industry relative basis while the underlying individual E, S and G ratings are absolute. Hence, the overall rating cannot be seen as an average of the individual E, S and G ratings. Rated on a scale of 0 to 10, where 0 is very poor and 10 is very good.

## SFDR classification\*

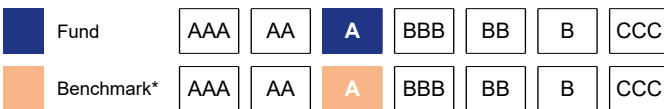
### Article 8

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## ESG rating

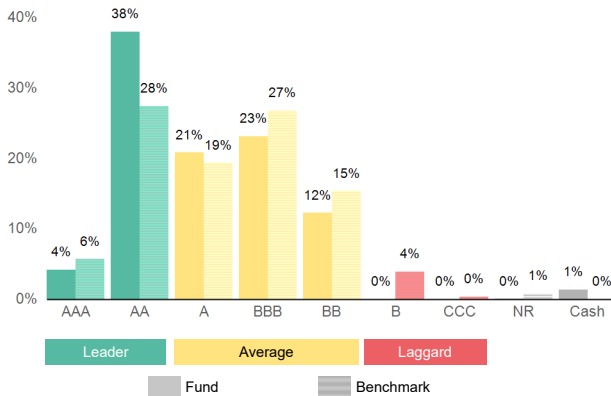
Coverage Rate Fund: 100% Benchmark: 99%



Benchmark: FTSE EPRA/NAREIT Developed - Net Total Return Index

The ESG Rating assesses the resilience of a fund's aggregate holdings to long term ESG risks. Highly rated funds consist of issuers with leading or improving management of key ESG risks. ©2023 MSCI ESG Research LLC. Reproduced by permission.

## ESG Rating Breakdown



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## Weighted average carbon intensity



(In Tons of CO2 equivalent per dollar millions of sales). Source: Data sourced from MSCI Inc. for equities and ISS Ethix for fixed Income. For sovereigns (countries) turnovers is replaced by GDP. Please note that only scope 1 & 2 are taken into consideration, excluding scope 3. The carbon intensity of our fund might therefore appear higher than the benchmark.

## ESG legend

Scope 1 refers to direct GHG emissions, Scope 2 refers to indirect GHG emissions from the consumption of purchased electricity and Scope 3 refers to other indirect emissions that occur from sources not owned or controlled by the company.

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For more information on sustainability-related aspects of the fund, please visit [nordea.lu/SustainabilityRelatedDisclosures](https://nordea.lu/SustainabilityRelatedDisclosures).

## Risk & Reward Profile (RRP)

The risk indicator assumes you keep the product for 5 years. The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this Fund as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the Fund's capacity to pay you. Be aware of currency risk. In some circumstances you will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above. For more information on risks the fund is exposed to, please refer to the section "Risk Descriptions" of the prospectus. Other risks materially relevant to the PRIIP not included in the summary risk indicator:

**Depository receipt risk:** Depository receipts (certificates that represent securities held on deposit by financial institutions) carry illiquid securities and counterparty risks.

**Derivatives risk:** Small movements in the value of an underlying asset can create large changes in the value of a derivative, making derivatives highly volatile in general, and exposing the fund to potential losses significantly greater than the cost of the derivative.

**Emerging and frontier markets risk:** Emerging and frontier markets are less established, and more volatile, than developed markets. They involve higher risks, particularly market, credit, legal and currency risks, and are more likely to experience risks that, in developed markets, are associated with unusual market conditions, such as liquidity and counterparty risks.

**Real estate investments:** Real estate and related investments, including real estate investment trusts (REITs), can be hurt by any factor that makes an area or individual property less valuable.

**Securities handling risk:** Some countries may restrict securities ownership by outsiders or may have less regulated custody practices.

**Taxation risk:** A country could change its tax laws or treaties in ways that affect the fund or shareholders.

This product does not include any protection from future market performance so you could lose some or all of your investment.

## Glossary / Definition of Terms

### Alpha

The risk-adjusted excess return relative to the benchmark, resulting from portfolio active management. It reflects the portion of the excess return that is not explained by systemic risk.

### Beta

A measurement of the volatility of returns relative to the overall market beta equal to one. A security with beta higher (lower) than one has greater (lower) risk relative to the broad market.

### Commitment

Represented by the sum of notional, or the sum of the commitments of individual derivatives after netting and hedging.

### Correlation

The degree to which two variables move together. The metric assumes values between -1 and 1. A positive (negative) correlation means that variables move in the same (opposite) direction(s). If there is no relationship between each other, the correlation will be close to zero.

### Dividend Yield

Annual dividends per share divided by share price.

### Forward Earning Per Share

Net earnings (12M forward) available to common shareholders divided by the weighted average number of common shares outstanding.

### Forward Price to Earning Ratio

The ratio of share price to forecasted 12M earnings per share.

### Fund VaR

The probability-based estimate of the minimum loss over a period of time (horizon), given a certain confidence level, presented as percentage of the assets under management of the fund.

### Information ratio

A measure of risk-adjusted return that is defined as the excess annual return of the portfolio over its benchmark (active return) relative to the variability of that excess return (tracking error). It is used to assess the added value of the active management.

### Market Capitalisation

Total value of all company's outstanding shares at the current market price.

### Maximum Drawdown

The largest loss measured from peak to trough until a new peak is attained.

### Ongoing charges

It is an estimate of the charges that excludes performance related fees and transaction costs including third party brokerage fees and bank charges on securities transactions.

### Price to book Ratio

A valuation ratio calculated as price per share divided by book value per share.

### Sharpe Ratio

A risk adjusted performance measure calculated as the portfolio's excess return relative to the risk-free rate divided by its volatility. The greater the ratio, the better its risk-adjusted performance has been.

### Tracking error

The volatility of the fund's excess returns over its benchmark returns. It quantifies how closely a manager's return pattern follows that of the benchmark.

### Volatility

A statistical measure of the distribution of returns for a specific time period with a certain confidence interval. It gives an insight on the amount of risk and uncertainty of a security or portfolio. Commonly, the higher the volatility, the riskier the security or portfolio.

Source (unless otherwise stated): Nordea Investment Funds S.A. Period under consideration (unless otherwise stated): 30/06/2023 - 31/07/2023. Performance calculated NAV to NAV (net of fees and Luxembourg taxes) in the currency of the respective share class, gross income and dividends reinvested, excluding initial and exit charges as per 31/07/2023. Initial and exit charges could affect the value of the performance. **The performance represented is historical; past performance is not a reliable indicator of future results and investors may not recover the full amount invested. The value of your investment can go up and down, and you could lose some or all of your invested money.** If the currency of the respective share class differs from the currency of the country where the investor resides the represented performance might vary due to currency fluctuations. 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Investments in derivative and foreign exchange transactions may be subject to significant fluctuations which may affect the value of an investment. **Investments in Emerging Markets involve a higher element of risk. The value of your investment can go up and down, and you could lose some or all of your invested money. Investments in equity and debt instruments issued by banks could bear the risk of being subject to the bail-in mechanism (meaning that equity and debt instruments could be written down in order to ensure that most unsecured creditors of an institution bear appropriate losses) as foreseen in EU Directive 2014/59/EU. For further details of investment risks associated with these sub-funds, please refer to the relevant Key Information Document (KID), available as described above.** The investment promoted concerns the acquisition of units or shares in a sub-fund, not in any given underlying asset such as shares of a company, as these are only the underlying assets owned by the fund. Nordea Investment Funds S.A. has decided to bear the cost for research, i.e. such cost is covered by existing fee arrangements (Management/Administration-Fee). Nordea Investment Funds S.A. only publishes product-related information and does not make any investment recommendations. A summary of investor rights is available in English through the following link: [https://www.nordea.lu/documents/summary-of-investors-rights/SOIR\\_eng\\_INT.pdf](https://www.nordea.lu/documents/summary-of-investors-rights/SOIR_eng_INT.pdf). 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Centralising Correspondent in France is CACEIS Bank, located at 89-91 rue Gabriel Peri, 92120 Montrouge, France. **Investors are advised to conduct thorough research before making any investment decision. Additional information for investors in Belgium:** The Nordea 1, SICAV is registered in Belgium. Financial Service Agent responsibilities have been assumed by Nordea Investment Funds S.A. A hard copy of the above-mentioned fund documentation is available upon demand free of charge from the management company Nordea Investment Funds S.A. (562, rue de Neudorf, L-2017 Luxembourg, Grand Duchy of Luxembourg) or on the website: [www.nordea.be](http://www.nordea.be). **Additional information for investors in Spain:** Nordea 1, SICAV is duly registered in the CNMV official registry of foreign collective investment institutions (entry no. 340) as authorised to be marketed to the public in Spain. The Depositary of the SICAV's assets is, J.P. Morgan Bank Luxembourg S.A. In Spain, any investment must be made through the authorised distributors and on the basis of the information contained in the mandatory documentation that must be received from the SICAV's authorised distributor prior to any subscription. The Representative Agent is Allfunds Bank S.A.U., C/ de los Padres Dominicos, 7, 28050 Madrid, Spain. A complete list of the authorised distributors is available in the CNMV's webpage ([www.cnmv.es](http://www.cnmv.es)). **Additional information for investors in Portugal:** The Management Company of the SICAV, Nordea Investment Funds, S.A., and the Depositary of the SICAV's assets, J.P. Morgan Bank Luxembourg S.A., are validly formed and existing in accordance with the laws of Luxembourg and authorized by the Commission de Surveillance du Secteur Financier in Luxembourg. The Paying Agent in Portugal is BEST - Banco Electrónico de Serviço Total, S.A., duly incorporated under the laws of Portugal and registered with the CMVM as a financial intermediary. **Additional information for investors in Italy:** Fund documentation as listed above is also available in Italy from the distributors and on the website [www.nordea.it](http://www.nordea.it). The updated list of distribution agents in Italy, grouped by homogenous category, is available from the distributors themselves or from the Paying Agents: State Street Bank International GmbH – Succursale Italia, Allfunds Bank S.A.U. – Succursale di Milano, Société Générale Securities Services S.p.A., Banca Sella Holding S.p.A., Banca Monte dei Paschi di Siena S.p.A., CACEIS Bank S.A., Italian Branch and on the website [www.nordea.it](http://www.nordea.it). Any requests for additional information should be sent to the distributors. **Before investing, please read the prospectus and the KID carefully.** We recommend that you read the most recent annual financial statement in order to be better informed about the fund's investment policy. **The prospectus and KID for the sub-funds have been published with Consob.** For the risk profile of the mentioned sub-funds, please refer to the fund prospectus. **Additional information for investors in Ireland:** The Facilities Agent is Maples Fund Services (Ireland) Limited, 32 Molesworth Street, D02 Y512 Dublin 2, Ireland. **Additional information for investors in Sweden:** The Paying Agent is Nordea Bank Abp, Swedish Branch, Smålandsgatan 17, 105 71 Stockholm, Sweden. **Additional information for investors in Denmark:** The Representative Agent is Nordea Danmark, Filial af Nordea Bank Abp, Finland, Grønlandsvej 10, Postboks 850 0900 Copenhagen C, Denmark. A hard copy of the above-mentioned fund documentation is available here. **Additional information for investors in Norway:** The Nordea 1, SICAV is registered in Norway. **Additional information for investors in Finland:** The Nordea 1, SICAV is registered in Finland. **Additional information for investors in Latvia:** The Representative Agent is Luminor Bank AS, 62 Skanstes iela 12, 1013 Riga, Latvia. **Additional information for investors in Estonia:** The Representative Agent in Estonia is Luminor Bank AS, Liivalaia 45, 10145 Tallinn, Estonia. **Additional information for investors in Lithuania:** The Representative Agent in Lithuania is Luminor Bank AB, Konstitucijos pr. 21A, 03601 Vilnius, Lithuania. 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Investors within Brazil should consult with their own counsel as to the applicability of these laws and regulations or any exemption there from. **Additional information for investors in Canada:** For further information please refer to the Canadian Information Statement, Canadian Marketing Legend and Notification to Canadian Clients. **Additional information for investors in Chile:** Some of the share classes within the Nordea 1, SICAV have been registered in the Registry of Foreign Securities of the Commission for the Financial Market, with Certificate No. 697 of that entity. Chile NAM SpA, Av. Vitacura 2670, Piso 15, Las Condes, Santiago Chile, Chile. **Please note that not all share classes are available in Chile.** The above mentioned offering documents and the list of shares registered are available upon request to Nordea Investment Funds S.A. or from our service agent Larrain Vial Activos S.A. Administradora General de Fondos, El Bosque Norte Av. 0177, 3rd floor, Santiago, Chile. For non-registered shares: (i) the offer is made pursuant to the CMF Rule 336; (ii) the offer deals with securities that are not registered in the Securities Registry (Registro de Valores) or in the Foreign Securities Registry (Registro de Valores Extranjeros) kept by the CMF, which are, therefore, not subject to the supervision of the CMF; (iii) given that the securities are not registered, there is no obligation for the issuer to disclose in Chile public information about said securities; and (iv) the securities may not be publicly offered as long as they are not registered in the corresponding Securities Registry. It conforms to the General Ruling no. 336, as amended, issued by the Comisión para el Mercado Financiero de Chile (the "CMF") on June 27th, 2012 ("Safe Harbour Regulation" or "SHR"). Some of the share classes mentioned within this document are not registered in the Registry of Securities or in the Registry of Foreign Securities of the CMF, i.e. these sub-funds are not subject to the oversight of the CMF. As long as the sub-funds mentioned within this document are not registered with the corresponding Registry of Securities in Chile, this document shall not constitute a public offering. Nordea Investment Funds S.A. is not obligated to provide public information in Chile regarding the sub-funds mentioned within this document since they are not registered with the CMF. **Additional information for investors in Uruguay:** The sale of the shares qualifies as a private placement pursuant to section 2 of Uruguayan law 18, 627. The shares must not be offered or sold to the public in Uruguay, except in circumstances which do not constitute a public offering or distribution under Uruguayan laws and regulations. The shares are not and will not be registered with the Financial Services Superintendency of the Central Bank of Uruguay. The shares correspond to investment funds that are not investment funds regulated by Uruguayan law 16, 774 dated 27.09.1996, as amended. **Information for investors in Peru:** The Nordea 1, SICAV have not and will not be registered in the Public Registry of the Capital Market (Registro Público del Mercado de Valores) regulated by the Superintendency of the Capital Market (Superintendencia del Mercado de Valores – "SMV"). Therefore, neither this document, nor any other document related to the program has been submitted to or reviewed by the SMV. The securities will be placed through a private offer aimed exclusively at institutional investors. Persons and/or entities that do not qualify as institutional investors should refrain from participating in the private offering of the securities. Nordea Investment Funds S.A. and the fund: (i) are subject to the laws and jurisdiction of Luxembourg, and (ii) are not regulated or supervised by any Peruvian entity or government authority. **Information for US offshore investors: This sub-fund is not authorized for public distribution in the United States of America. This document and the information contained herein is for relevant investors only and shall not be distributed to retail investors. Clients of advisory business do not qualify as qualified investors and shall not be offered this product prior to registration for public offering.** Source (unless otherwise stated): Nordea Investment Funds S.A. Unless otherwise stated, all views expressed are those of Nordea Investment Funds S.A. 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