



## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

## Product

### NORHAMMAR PROPERTY L/S FUND

a sub-fund of **COELI SICAV II**

#### Class Class I SEK (LU2820601164)

NORHAMMAR PROPERTY L/S FUND is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF).

The PRIIPs Manufacturer and the Management Company is Waystone Management Company (Lux) S.A. which is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF). For more information on this product, please refer to <https://funds.waystone.com/public> or call +352 26 00 21 1.

**Accurate as of: 31 May 2024**

## What is this product?

### Type

This is an investment fund established as a Company With Variable Capital (SICAV).

### Objectives

The sub-fund COELI SICAV II – NORHAMMAR PROPERTY L/S FUND is a long/short equity fund with an investment objective to achieve long term capital appreciation.

**Investment policies** The Sub-Fund is a hedge fund focused on the real estate industry. The Sub-Fund invests in financial instruments issued by construction companies, real estate companies, or real estate development companies, or in financial instruments with exposure to the aforementioned entities.

The Sub-Fund invests in equity and equity related instruments (including indirectly via derivatives) in companies where the Investment Manager believes there is significant potential for value appreciation. The Sub-Fund may also invest in equity indices.

The Sub-Fund will invest (directly or indirectly) in public companies listed on (i) regulated markets (including multilateral trading facility ("MTF")), (ii) another regulated market in a member state of the European Union, which operates regularly and is recognised and open to the public or (iii) an official listing on a stock exchange in a non-member state of the European Union or dealt in on another market in a non-member state of the European Union which is regulated, operates regularly and is recognised and open to the public.

The Sub-Fund may take long and short positions in equity and equity related instruments via financial derivative instruments. The Sub-Fund may enter into a wide range of financial derivatives instruments, listed on any regulated market or traded over-the-counter such as: equity futures, forward contracts, equity options, swaps (including equity swaps, swaps on index and contracts for difference (CFD)). Financial derivative instruments may be used for investment purposes, hedging and/or efficient management of the portfolio.

When the Investment Manager in its own discretion is of the opinion that the market is over-valued or cannot find attractive investments, the Sub-Fund's assets can be invested in fixed income instruments or deposits. Fixed income instruments or deposits can also be used as collateral for synthetic positions. The duration of holding of fixed income instruments or de-posits (other than for collateral purposes) will depend on the market circumstances. In case of extraordinary market circumstances, investments in fixed income instruments or deposits may exceed 50% of the net assets of the Sub-Fund, it being noted that such a situation should not however exceed a period of three months.

The Sub-Fund is fundamentally driven and is looking for companies across Europe which the Investment Manager believes has the potential to generate positive returns. There will

be a focus on companies located in the Nordic region (Sweden, Finland, Norway, Denmark and Iceland). Investments in such countries will not be below 50% of the Sub-Fund's direct and indirect equity exposure.

The Sub-Fund has environmental and/or social characteristics (within the meaning of Article 8 SFDR). More information relating to the environmental and social characteristics or sustainable investment objective (as applicable) of the Sub-Fund is provided in Part C of the Prospectus in accordance with SFDR and Commission Delegated Regulation (EU) 2022/1288.

**Benchmark uses** The Sub-Fund is managed actively without reference to any benchmark.

**Redemption and Dealing** The Sub-Fund will be open for subscriptions and redemptions all official Luxembourg working days under the condition that the Swedish market is open. When the Swedish market is closed, no NAV will be calculated.

**Distribution Policy** The Sub-Fund does not distribute dividends. All income is reinvested in the Sub-Fund.

**Launch date** The Sub-Fund is not launched yet.

**Fund Currency** The reference currency of the Sub-Fund is SEK.

**Switching between Funds** Investors may switch their shares in the Sub-Fund for shares in another sub-fund within Coeli SICAV II. For further information, please refer to the prospectus which can be found on the Management Company website <https://funds.waystone.com/public> or contact your local Investor Servicing team on +46 8 506 22300.

### Intended retail investor

This product is intended for investors who plan to stay invested for at least 5 years and are prepared to take on a medium-high level of risk of loss to their original capital in order to get a higher potential return. It is designed to form part of a portfolio of investments.

### Term

The Fund is open-ended and has no maturity date. Subject to the liquidation, dissolution and termination rights of the board of the Fund as set forth in the Fund prospectus, the Fund cannot be automatically terminated. The PRIIP manufacturer, Waystone Management Company (Lux) S.A., is not entitled to terminate the product unilaterally.

### Practical information

**Depository** CACEIS Bank, Luxembourg Branch

**Further information** Additional information about the Sub-Fund can be obtained from the COELI SICAV II, such as the prospectus and latest annual reports (and half-yearly reports). These documents are available free of charge in English at the Management Company website

<https://funds.waystone.com/public>. The NAV is calculated each day and is published at <https://coeli.com>.

## What are the risks and what could I get in return?

### Risks



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.

### Performance scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

**What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.**

**The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and of a suitable benchmark over the last 10 years. Markets could develop very differently in the future.**

The stress scenario shows what you might get back in extreme market circumstances.

**Unfavourable:** this type of scenario occurred for an investment between 30 November 2021 and 31 January 2024.

**Moderate:** this type of scenario occurred for an investment between 31 March 2016 and 31 March 2021.

**Favourable:** this type of scenario occurred for an investment between 30 September 2014 and 30 September 2019.

Recommended holding period		5 years	
Example Investment		100,000 SEK	
Scenarios		if you exit after 1 year	if you exit after 5 years (recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	12,845 SEK -87.2%	12,140 SEK -34.4%
Unfavourable	What you might get back after costs Average return each year	54,100 SEK -45.9%	57,325 SEK -10.5%
Moderate	What you might get back after costs Average return each year	110,410 SEK 10.4%	185,304 SEK 13.1%
Favourable	What you might get back after costs Average return each year	158,324 SEK 58.3%	241,597 SEK 19.3%

## What happens if Waystone Management Company (Lux) S.A. is unable to pay out?

The Management Company has no obligation to pay out since the Fund design does not contemplate any such payment being made. You are not covered by any national compensation scheme. To protect you, the assets are held with a separate company, a depositary. Should the Fund default, the depositary would liquidate the investments and distribute the proceeds to the investors. In the worst case, however, you could lose your entire investment.

## What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- in the first year you would get back the amount that you invested (0% annual return). For the other holding period we have assumed the product performs as shown in the moderate scenario,
- 100,000 SEK is invested.

We have classified this product as 5 out of 7, which is a medium-high risk class.

This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity of the Sub-Fund to pay you.

**Be aware of currency risk. In some circumstances, you may receive payments in a different currency, so the final return you will get may depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

Beside the risks included in the risk indicator, other risks may affect the fund performance. Please refer to the fund prospectus, available free of charge at <https://funds.waystone.com/public>.

Example Investment 100,000 SEK	if you exit after 1 year	if you exit after 5 years (recommended holding period)
<b>Total Costs</b>	<b>700 SEK</b>	<b>6,606 SEK</b>
<b>Annual cost impact*</b>	<b>0.7%</b>	<b>0.8%</b>

(\*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 13.9% before costs and 13.1% after costs.

### Composition of costs

One-off costs upon entry or exit		Annual cost impact if you exit after 1 year
<b>Entry costs</b>	<b>0.00%</b> , we do not charge an entry fee.	<b>0 SEK</b>
<b>Exit costs</b>	<b>0.00%</b> , we do not charge an exit fee for this product, but the person selling you the product may do so.	<b>0 SEK</b>
Ongoing costs taken each year		Annual cost impact if you exit after 1 year
<b>Management fees and other administrative or operating costs</b>	<b>0.65%</b> of the value of your investment per year. This is based on an estimate of the costs.	<b>650 SEK</b>
<b>Transaction costs</b>	<b>0.05%</b> of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	<b>50 SEK</b>
Incidental costs taken under specific conditions		Annual cost impact if you exit after 1 year
<b>Performance fees</b>	<b>0.00%</b> The actual amount will vary depending on how well your investment performs. The aggregated cost above is an estimation. The performance fee is 15% of any net return exceeding 90 days SSVX plus 3 percentage points.	<b>0 SEK</b>

### How long should I hold it and can I take money out early?

#### Recommended holding period: 5 years

This product is designed for longer term investments; you should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty at any time during this period, or hold the investment longer. The Sub-Fund will be open for subscriptions and redemptions all official Luxembourg working days under the condition that the Swedish market is open. When the Swedish market is closed, no NAV will be calculated.

### How can I complain?

You can also send your complaint to the Management Company at 19, rue de Bitbourg, L-1273 Luxembourg or by e-mail to complaintsLUX@waystone.com.

If you have a complaint about the person that advised you about this product, or who sold it to you, they will tell you where to complain.

### Other relevant information

**Cost, performance and risk** The cost, performance and risk calculations included in this key information document follow the methodology prescribed by EU rules.

**Performance scenarios** You can find previous performance scenarios updated on a monthly basis at <https://funds.waystone.com/public>.

**Past performance** There is insufficient performance data available to provide a chart of annual past performance.

**Additional information** COELI SICAV II is an umbrella structure comprising a number of different sub-funds, one of which is NORHAMMAR PROPERTY L/S FUND. Other share classes are available in the Sub-Fund and further information about these can be found in the COELI SICAV II prospectus.

This Key Information Document (KID) is specific to the Sub-Fund and share class stated at the beginning of this document. However, the prospectus, annual and half-yearly reports are prepared for the entire umbrella. Other KID documents are available for all other sub-funds, along with their prospectus and annual reports.

The assets and liabilities are segregated by law between the sub-funds of COELI SICAV II. This means that the Sub-Fund's assets are held separately from the assets of other sub-funds. Your investment in the Sub-Fund will not be affected by any claims made against any other sub-fund in COELI SICAV II.

Legal status of the Sub-Fund: Please refer to the COELI SICAV II prospectus for information about the legal status of the Sub-Fund.

The details of the up-to-date remuneration policy of the Management Company, including, but not limited to, a description of how remuneration and benefits are calculated, the identity of the persons responsible for awarding the remuneration and benefits, including the composition of the remuneration committee, are available on [www.waystone.com/waystone-policies/](http://www.waystone.com/waystone-policies/), a paper copy will be made available free of charge upon request.

Investors should note that the tax legislation that applies to the Sub-Fund may have an impact on the personal tax position of your investment in the Sub-Fund.