

# Special Terms and Conditions of Offering Units in Estonia

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SEB Fund 1 • SEB Fund 2 • SEB Fund 3 • SEB Fund 4 • SEB Fund 5 • SEB Sicav 1 • SEB Sicav 2 • SEB High Yield •  
SEB Concept Biotechnology • SEB Strategy Fund

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## 1. Definitions

Besides other definitions in the document, the following definitions will be used with the following meanings:

**Management company** – SEB Investment Management AB.

**Funds** – investment funds SEB Fund 1, SEB Fund 2, SEB Fund 3, SEB Fund 4, SEB Fund 5, SEB SICAV 1, SEB SICAV 2, SEB Strategy Fund, SEB High Yield, and SEB Concept Biotechnology and their sub-funds.

**Unit** – units of any fund (FCPs or contractual funds) or equities (SICAVs or funds acting as companies).

**SEB Pank** – AS SEB Pank.

**Offer documents** – fund terms and conditions or articles of association and public offer prospectus.

**Estonian banking day** – a day when the banks and the payment brokers involved in the performance of payment transactions (normally the Bank of Estonia) are fully open for interbank settlements in Estonia. Generally a banking day is each calendar day which is not Saturday, Sunday, a national holiday or a state holiday in the Republic of Estonia, however, depending on the circumstances of the payment transaction, other days may be excluded from the banking days.

**Luxembourg banking day** (in the fund's offer documents usually named valuation day) – each calendar day, except Saturdays, Sundays, 24 December, and national or state holidays in the Grand Duchy of Luxembourg. The management company has the right to, based on the respective fund's offer documents, exclude some other calendar days from the Luxembourg banking days for a particular fund. For example, when trading has been stopped on a securities market associated with a significant part of instruments belonging to the particular fund's assets. Information on days not considered as Luxembourg banking days is published on the SEB website at [www.seb.ee/eng/savings-and-investments/investments](http://www.seb.ee/eng/savings-and-investments/investments) under news and on the management company's website at [www.sebgroup.lu](http://www.sebgroup.lu). Every month, SEB Pank shall, on its website at [www.seb.ee/eng/savings-and-investments/investments](http://www.seb.ee/eng/savings-and-investments/investments) under the news, publish these days that are not banking days for particular funds. Such days can lengthen the transaction cycle both in terms of relevant funds purchase and sales transactions as well as switch transactions.

**Net Asset Value (NAV)** – the price per share/unit of the fund. The net asset value is calculated in accordance with the terms and conditions of the respective fund and SEB Pank publishes it on the next banking day based on information received from the management company on the website [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid).

**Pricing day** – day according to the net asset value of which the issue or redemption fee of the units in the relevant unit transaction is determined.

**Value date** – day on which the unit transaction is settled.

## 2. General provisions

The distributor of investment funds SEB Fund 1, SEB Fund 2, SEB Fund 3, SEB Fund 4, SEB Fund 5, SEB SICAV 1, SEB SICAV 2, SEB Strategy Fund, SEB High Yield, and SEB Concept Biotechnology and their sub-funds in the Republic of Estonia is SEB Pank. SEB Pank also organises the issuing and redemption of the units in Estonia.

This document establishes the special terms and conditions of unit offers in Estonia compared to those established in the offer documents, and explains and specifies the procedure and details for unit purchase, sales, and switch transactions (unit transactions). A list of the U-class units of funds that are offered publicly for sale in Estonia is in Annex 1 and published on the website of SEB Pank at [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid). Starting from 30 April 2021, the C-class and D-class units of the funds listed in that Annex can only be switched for the U-class unit(s) of the funds in the same list or sold back at a redemption price pursuant to principles set out in this document. Unit holders who are the clients of SEB Pank can read about the C-class and D-class units in the Internet Bank; in addition, information is available on the website of the management company at [www.sebgroup.lu](http://www.sebgroup.lu).

Unit transactions can mainly be done through SEB Pank, but also via other mediators.

Via SEB Pank, unit transactions can be done in the base currency of the unit.

If the prospectuses, terms and conditions, or the articles of association of the particular funds do not state otherwise, growth units (UC), for which the profit is capitalised, meaning that no disbursements are made, and profit units (UD), for which profit disbursements are made (interests, dividends, etc.), can be issued for each fund. Generally, only growth units are offered in Estonia. The exceptions are sub-funds of SEB Fund 3: the SEB Technology Fund, for which both growth and profit units are offered, and the SEB Medical Fund, for which only profit units are offered in Estonia.

**NB! Before making an investment decision, we recommend you to view the fund's offer documents, key information, financial statements, and other information published on the fund on the SEB website at [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid) and also follow the fund's success and information published about the fund after making the investment.**

The unit holder shall act in good faith and in conformity with the provisions of legislation and the management regulations of

offer documents when performing transactions with the units and exercising the rights arising from the units, and shall take into account the legitimate interests of other unit holders and the principles of fair and ethical trading. Such transactions are contrary to the above-mentioned principles that have been according to the unit issuing or redemption organiser's subjective opinion are directed to earning profit due to the unit's short-term price change and trying to exploit net asset value calculation particularities caused by investment policy or transactions that with their volume, frequency, or other similar feature prevent the fund's orderly management (including, for example, market timing, the timing of transactions or excessive trading, doing excessive transactions).

**NB! When reading this document, we ask you to check whether Estonian or Luxembourg banking days are referred to for each particular case. In many cases, the banking days of Luxembourg may differ from the days considered as banking days in the Republic of Estonia and vice versa. If the document does not specify if the reference to a banking day means a reference to Estonian or Luxembourg banking day, Estonian banking day is considered.**

### Order submission

SEB Pank accepts and processes orders and organises the issue, redemption, and switch of units in Estonia. Orders can be submitted to SEB Pank in its branch offices, but also through the Internet Bank of SEB Pank, incl. through the Mobile Bank or mediators, provided that the client has concluded the necessary agreements. A mediator forwards an order submitted by a client to SEB Pank for execution. The detailed procedure for submitting purchase orders through a mediator is decided by the mediator.

### Refusal to fulfil an order

The management company or organiser of the issue, redemption, or switch of units can refuse to fulfil an order pursuant to offer documents, even after having accepted an order. The applicant shall be notified immediately about the refusal to fulfil an order by the party who accepted the order.

### Rule for determining the order submission date

The order submission date is usually the banking day on which a purchase order was submitted to SEB Pank. If an order was submitted to SEB Pank after 2 p.m.<sup>1</sup> (the so-called cut-off time) or on a day that is not a banking day in Estonia and Luxembourg concurrently, then the date of the order submission is the first day after the order submission that is a banking day in Estonia and Luxembourg simultaneously.

**NB! Therefore, it must be taken into consideration that the order submission date might not coincide with the date that the purchase order was submitted to SEB Pank due to the circumstances described above. The applicant must also consider that submitting an order through a mediator can mean that its submission to SEB Pank could require additional time, which means that the purchase order submission date might be delayed.**

Example: A client submitted a purchase order for the UC units of the SEB Global Chance / Risk Fund on 14 April 2021 (Wednesday) at 3.47 p.m., or on a date that is a banking day in both Estonia and Luxembourg, but after the cut-off time of the order submission, so the purchase order submission date is 15 April 2021 (Thursday).

### Rules for rounding prices and units

Unit prices and fractional units are determined with an accuracy of three decimal points. Rounding is governed by the following rules: numbers from XXX.XXX0 to XXX.XXX4 are rounded to XXX.XXX and numbers XXX.XXX5 to XXX.XXX9 are rounded to XXX.XX(X+1).

Example: A client wants to sell 75 UC units of the SEB Russia Fund. The redemption price of the unit is 8.325 euros per unit. 624.38 euros is paid to the client (i.e.  $75 \times 8.325 = 624.375$ , which is rounded to 624.38 euros).

Example: A client wants to switch 100 UC units of the SEB Russia Fund for the UC units of the SEB Sustainability Nordic Fund. The redemption price of the SEB Russia Fund unit is 8.325 euros, so the total price of the units to be redeemed is 832.50 euros (i.e.  $100 \times 8.325 = 832.50$ ). The redemption price of a UC unit of the SEB Sustainability Nordic Fund is 6.659 euros per unit. Therefore, the client will acquire 125.019 UC units of the SEB Sustainability Nordic Fund with the switch (i.e.  $832.50 \div 6.659 = 125.01877$ , which is rounded to 125.019). The switch ratio of units is consequently 1 : 1.25019.

<sup>1</sup> All references to time in the document are references to the local Estonian time.

### 3. Unit purchase (Unit issue)

For the purposes of this subsection, only the U-class units of funds shall be considered as units.

To purchase units, the person wishing to purchase units (applicant) must have relevant accounts at SEB Pank (generally, the applicant's personal current and securities account.<sup>2</sup>). Necessary accounts can be opened in SEB Pank branches and, with relevant contracts, also through SEB Pank Internet Bank, incl. the Mobile Bank.

To purchase units, the applicant has to submit a securities transaction order (purchase order) and choose "purchase" as the transaction type.

By submitting a purchase order, the applicant confirms that he has read the relevant fund's offer documents, agrees with them, and commits to follow and fulfil the obligations established in them.

#### Purchase order submission date

Purchase order execution starts and the relevant transaction cycle as well as pricing and value date are set according to the purchase order submission date (T). The bank is entitled to reserve the necessary amount for executing the purchase order on the date of submission of the purchase order on the current account of the applicant.

#### Setting the issue price

Units can be purchased with the issue price. The issue price of a unit shall be the net asset value of the unit plus an issue fee. Relevant net asset value is generally the value calculated for the banking day of the relevant purchase order (pricing day is T). A more detailed overview of the transaction cycles of different funds and relevant pricing days is established in Annex 2. The pricing day shall be determined according to Luxembourg banking days.

*Example: According to Annex 2, the pricing day for purchase transactions of UC units of the SEB Global Chance/Risk Fund is the order submission date (T). If the purchase order submission date is 15 April 2021 (Thursday), the purchase order pricing day is also 15 April 2021. The issue price is approved and published by the transaction order on the banking day that follows the pricing day – in this example, on 16 April 2021 (Friday).*

**NB! The purchase order will be filled with the issue price which is not known during the order submission and which will be calculated according to the management company's relevant procedures after submitting the purchase order. When issuing units, SEB Pank or mediator's commission fee may be added.**

#### Determining the number of issued units

The applicant will be issued (emitted) units of the relevant fund to fulfil the purchase order. The number of units issued to the applicant shall be calculated by dividing the amount of money invested by the applicant in the fund by the relevant issue price of the units. If the result of division is not a whole number, a fractional unit shall be issued based on the rounding rules described above.

#### Purchase order value date

On the purchase order value date, the units to be issued are transferred to the applicant's securities account based on his purchase order and at the same time the unit purchase sum shall be charged from the applicant's current account.

Generally, the purchase order value date is the second Luxembourg banking day after the relevant purchase order submission date (T+2). A more detailed overview of the transaction cycles of different funds and relevant value dates is established in Annex 2.

*Example: According to Annex 2, the value date for purchase transactions of UC units of the SEB Global Chance/Risk Fund is the second Luxembourg banking day after the order submission date (T+2). If the purchase order submission date is 15 April 2021 (Thursday), the purchase order value date is 19 April 2021 (Monday), because for this fund, neither 17 April 2021 (Saturday) nor 18 April 2021 (Sunday) are Luxembourg banking days.*

**NB! The purchase order value date shall be determined according to the Luxembourg banking days. If the purchase order value date for this reason falls on a day that is not an Estonian banking day, the relevant settlements shall be performed on the first Estonian banking day after the original value date.**

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2 If the applicant maintains their securities via another account manager and that account manager has opened a securities account in SEB Pank (so-called "nominee account") through which the manager organises the maintenance of the units in their name and for the clients, the units obtained by the applicant may be transferred to such nominee account and it is not necessary for the applicant to have a personal securities account.

## 4. Sales of Units (Redemption of units)

A unit holder can resell their units at any time if desired.

To sell the units the unit holder has to submit a securities transaction order (sales order) and set the type of transaction to "sales".

Disbursements based on unit sales order shall be made in the base currency of the unit. If the base currency of the unit is not euro, conversion into euros shall be performed with the valid transfer rate, if the respective currency account is not available.

### Sales order submission date

Sales order execution starts and relevant transaction cycle as well as pricing and value date are set according to the sales order submission date (T). The bank is entitled to reserve the units that are the objects of the sale order on the sale order submission date on the securities account of the unit holder.

### Setting the redemption price

The units can be sold with the redemption price. The redemption price of a unit shall be the net asset value of the unit minus the redemption fee. The relevant net asset value of a unit is generally the value calculated for the next banking day after the submission date of the relevant sales order (pricing day is T+1). A more detailed overview of the transaction cycles of different funds and relevant pricing days is found in Annex 2. The pricing day shall be determined according to the Luxembourg banking days.

*Example: According to Annex 2, the pricing day for UC unit transactions of the SEB Sustainability Fund Europe is the next Luxembourg banking day after the order submission date (T+1). If the sales order submission date is 13 April 2021 (Tuesday), the sales order value date is 14 April 2021 (Wednesday). The redemption price is approved and published by the transaction order on the banking day that follows the pricing day – in this example, on 15 April 2021 (Thursday).*

**NB! The sales order will be filled with the redemption price which is not known during the order submission and which will be calculated according to the management company's relevant procedures after submitting the sales order. Upon unit redemption, a commission fee for SEB Pank or the mediator may be added.**

### Determining the amount payable to the unit holder

The amount payable to the unit holder as a result of redeeming the unit shall be calculated by multiplying the number of redeemed units by the relevant redemption price based on the rounding rules described above.

### Sales order value date

On the sales order value date the amount payable to the unit holder shall be transferred to his current account and at the same time the redeemed units shall be deleted from the unit holder's securities account.

Generally, the sales order value date is the second Luxembourg banking day after the relevant sales order submission date (T+2). A more detailed overview of the transaction cycles of different funds and relevant value dates is established in Annex 2.

*Example: According to Annex 2, value date for UC unit transactions of the SEB Sustainability Fund Europe is the third Luxembourg banking day after the order submission date (T+3). If the sales order submission date is 13 April 2021 (Tuesday), the sales order value date is 16 April 2021 (Friday).*

**NB! The sales order value date shall be determined according to the Luxembourg banking days. If the sales order value date for this reason falls on a day that is not an Estonian banking day, the relevant settlements shall be performed on the first Estonian banking day after the original value date.**

## 5. Unit switch

The unit holder has the right to switch their fund units to other fund units publicly offered in Estonia by SEB Pank, except in case if the relevant fund offer documents establish a unit switch prohibition or other limitation that does not allow unit switch.

The unit holder has to submit a unit switch application to perform a unit switch (switch order). To execute the switch order, a determined amount of the unit holder's units that they wish to switch (source fund) are redeemed and, to the extent of their redemption amount, the unit holder shall be issued the maximum amount of units of another fund (target fund) that he wishes to obtain. No disbursements shall be made to the unit holder.

### Switch order submission date

Switch order execution starts and relevant transaction cycle as well as the pricing day and value date are set according to the switch order submission date (T). The bank is entitled to reserve the units that are the object of the switch order on the switch order submission date on the securities account of the unit holder.

### Setting the switch exchange rate

When switching the source fund units, the number of acquired target fund units depends on relevant fund units redemption and issue prices. Upon a switch, the switch exchange rate of the units of the source and target fund is determined by the fund with the later pricing day for each fund from the calculated net asset value.

**Example:** The client wants to switch UC units of the SEB Russia Fund for SEB Asia Small Cap ex Japan Fund UC units. According to Annex 2, the pricing day for transactions of the SEB Russia Fund UC unit is the order submission date (T) and the pricing day for SEB Asia Small Cap Fund UC units is the next Luxembourg banking day after the order submission date (T+1). Therefore, when determining the switch exchange rate the prices calculated for the pricing day (T+1) are considered.

Generally, neither redemption nor issue fees are applied upon unit switch and source fund units are redeemed and target fund units issued with the net asset value.

**NB!** The switch exchange rate for source and target fund units is determined according to issue and redemption prices which are not known during the order submission and which will be calculated according to the management company's relevant procedures after submitting the switch order. Upon unit switch, mediator's commission fee may be added.

Upon the switch, the unit holder acquires the maximum number of other fund units to the extent of redeemed units' value and fractional units rounded to three digits after the decimal point based on the rounding rules described above.

### Switch order value date

On the switch order value date, the acquired target fund units shall be transferred to the unit holder's securities account and at the same time the redeemed source fund units shall be deleted from there. No disbursements shall be made to the unit holder during the switch transaction. The switch transaction value date shall be determined by the fund in the switch that has a longer transaction cycle or a later value date. For example, when switching fund units with T+2 transaction cycle to fund units with T+4 transaction cycle the switch transaction value date is T+4. A more detailed overview of the transaction cycles of different funds and relevant value dates is established in Annex 2.

**Example:** The client wants to switch UC units of the SEB Russia Fund for UC units of the SEB Sustainability Nordic Fund. According to Annex 2, the value date for transactions of the SEB Russia Fund UC unit is the second Luxembourg banking day after the order submission date (T+2) and the value date for SEB Sustainability Nordic Fund UC unit transactions is the third Luxembourg banking day after the order submission date (T+3). Therefore, the value date of this switch transaction is the third Luxembourg banking day after the switch order submission date (T+3).

**NB!** The switch order value date shall be determined according to the Luxembourg value date. If the switch order value date for this reason falls on a day that is not an Estonian banking day, the relevant settlements shall be performed on the first Estonian banking day after the original value date.

## 6. Fees payable upon the issue and redemption of units

Information about the management fees of the C-class and D-class units and the redemption fees is available in the Internet Bank to the holders of the C-class and D-class units who are clients of SEB Pank; other unit holders must contact SEB Pank to request this information. There are no issue and redemption fees for U-class units; the management and administration fees are available on the website of SEB Pank at [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid).

Unit issue and redemption fees are not applied upon switching the units if this document or the offer documents of relevant funds do not state otherwise. SEB Pank may (but is not obliged to) at its own discretion provide for discounts on the issue or redemption fees during a certain period, in case of certain investment volumes, for investors who meet certain criteria, or on other similar bases.

SEB Pank or mediator's commission fee may be added to the abovementioned fees.

## 7. Procedure for paying dividends for profit units

If the management company decides to pay dividends for profit units, SEB Pank shall be informed about this. In the decision, the management company shall, among other things, determine the lists fixing date of unit holders entitled to receive dividends.

SEB Pank shall in five banking days from receiving the payment from the management company transfer dividends to the current accounts of entitled persons, following the management company's decision on paying dividends. If it is not possible to disburse money owned by the unit holder, the sum will be deposited at SEB Pank.

## 8. Publication of fund related information

Unit holders have the right on each banking day to view the following documents and information on publicly offered funds at the location of SEB Pank and on the website of SEB at [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid):

- public offer prospectus of units and key information;
- terms and conditions or articles of association;
- annual declarations or annual reports of the management company for the past three years;
- the most recent semi-annual report if it is approved later than the most recent annual report.

SEB Pank shall publish the previous banking day's net asset values of publicly offered fund units and unit issue and redemption prices on each banking day by 12:00 the latest on the SEB website at [www.seb.ee/fondikursid](http://www.seb.ee/fondikursid).

Notifications on important facts associated with publicly offered funds are published on the SEB website at [www.seb.ee/eng/savings-and-investments/investments/investment-funds](http://www.seb.ee/eng/savings-and-investments/investments/investment-funds). In addition, we recommend the unit holders to follow the fate of the relevant fund and information published about the fund on the management company's website at [www.sebgroup.lu](http://www.sebgroup.lu).

## Annex 1

<b>Fund (fund family)</b>	<b>Name of sub-fund</b>	<b>Fund type</b>	<b>Unit currency</b>	<b>ISIN code</b>
	SEB Sustainability Fund Europe UC	eurofond (UCITS-FCP)	EUR	LU1791748558
	SEB Sustainability Nordic Fund UC	eurofond (UCITS-FCP)	EUR	LU1748252209
	SEB US All Cap UC	eurofond (UCITS-FCP)	USD	LU2249629911
	SEB Global Chance / Risk Fund UC	eurofond (UCITS-FCP)	EUR	LU1791748632
	SEB Asset Selection Fund UC	eurofond (UCITS-FCP)	EUR	LU1726276170
<b>SEB Fund 2</b>	SEB Russia Fund UC	eurofond (UCITS-FCP)	EUR	LU1822878143
	SEB Asia ex. Japan Fund UC	eurofond (UCITS-FCP)	USD	LU2249630091
<b>SEB Fund 3</b>	SEB Medical Fund UD	eurofond (UCITS-FCP)	USD	LU2249630331
	SEB Technology Fund UC	eurofond (UCITS-FCP)	USD	LU2249630174
<b>SEB Fund 4</b>	SEB Short Bond Fund UC	eurofond (UCITS-FCP)	EUR	LU1808744020
<b>SEB Fund 5</b>	SEB Corporate Bond Fund UC	eurofond (UCITS-FCP)	EUR	LU1791748806
	SEB Danish Mortgage Bond Fund UC	eurofond (UCITS-FCP)	EUR	LU1726278622
	SEB Dynamic Bond Fund UC	eurofond (UCITS-FCP)	H-EUR	LU1791748988
<b>SEB SICAV 1</b>	SEB Eastern Europe ex Russia Fund UC	eurofond (UCITS-SICAV)	EUR	LU1808746744
	SEB Emerging Markets Fund UC	eurofond (UCITS-SICAV)	USD	LU2249630687
<b>SEB SICAV 2</b>	SEB Eastern Europe Small and Mid Cap Fund UC	eurofond (UCITS-SICAV)	EUR	LU1822878572
	SEB Nordic Small Cap Fund UC	eurofond (UCITS-SICAV)	EUR	LU2249630844
	SEB Listed Private Equity Fund UC	eurofond (UCITS-SICAV)	EUR	LU2249630760
<b>SEB Strategy Fund</b>	SEB Strategy Defensive UC	eurofond (UCITS-FCP)	H-EUR	LU1808750001
	SEB Strategy Balanced UC	eurofond (UCITS-FCP)	H-EUR	LU1764038458
	SEB Strategy Opportunity UC	eurofond (UCITS-FCP)	H-EUR	LU1764038532
	SEB Strategy Growth UC	eurofond (UCITS-FCP)	H-EUR	LU1764038615
<b>SEB High Yield</b>	SEB Sustainable High Yield Fund UC	eurofond (UCITS-FCP)	EUR	LU1791749010
<b>SEB Concept Biotechnology</b>	SEB Concept Biotechnology fund UC	eurofond (UCITS-FCP)	EUR	LU2249630927



## Annex 2

	<b>Transaction type</b>	<b>Sales or purchase order submission date</b>	<b>Pricing day</b>	<b>Publishing issue and redemption price</b>	<b>Value date</b>
<b>Funds of SEB Investment Management AB</b>	sales / purchase / switch	On every Estonian and Luxembourg banking day before 14:00	The Luxembourg banking day following the order submission date (T+1)	The Luxembourg banking day following the order submission date (T+1)	The second Luxembourg banking day after the order submission date (T+2)
<b>Exception 1:</b>	sales / purchase / switch	On every Estonian and Luxembourg banking day before 14:00	The second Luxembourg banking day after the order submission date (T+2)	The second Luxembourg banking day after the order submission date (T+2)	The third Luxembourg banking day after the order submission date (T+3)
<b>SEB Asia ex Japan Fund</b>					
<b>SEB Danish Mortgage Bond Fund</b>					
<b>SEB Eastern Europe Small and Mid Cap Fund</b>					
<b>SEB Nordic Small Cap Fund</b>					
<b>SEB Sustainability Fund Europe</b>					
<b>SEB Sustainability Nordic Fund</b>					
<b>SEB Sustainable High Yield Fund</b>					
<b>Exception 2:</b>	sales / purchase / switch	On every Estonian and Luxembourg banking day before 14:00	The third Luxembourg banking day after the order submission date (T+3)	The third Luxembourg banking day after the order submission date (T+3)	The fourth Luxembourg banking day after the order submission date (T+4)
<b>SEB Strategy Balanced</b>					
<b>SEB Strategy Defensive</b>					
<b>SEB Strategy Growth</b>					
<b>SEB Strategy Opportunity</b>					
<b>SEB Emerging Markets Fund</b>					