

SKOGSFOND BALTIKUM AB (publ)

Basic facts for investors

This fact sheet is aimed at investors and contains basic facts about the fund. The fact sheet is not advertising material. This is information that is required by law to help you understand what an investment in the fund means and the risks involved. You are advised to read it so that you can make an informed investment decision.

Fund:	Skogsfond Baltikum AB (publ), reg. Nr. 559188-5735
AIF-manager:	AIFP Baltic Asset Management AS, Riga, Lettland, reg.nr: 40103942053
Market place:	NGM Nordic AIF Sweden
Share:	SKOG A
ISIN:	SE0012453686
Smalles investment amount:	21 400 SEK (20 shares)
Share holder register:	Euroclear Sweden
Auditor:	Baker Tilly Stint AB
Depository service provider:	Intertrust Depository Sweden AB

Targets and placement targeting

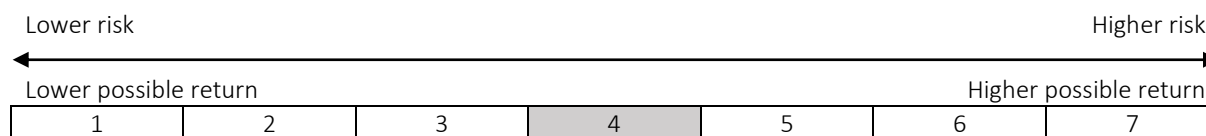
The fund constitutes an alternative investment fund in accordance with the Act (2013: 561) on Managers of Alternative Investment Funds and has the opportunity to invest its assets directly or indirectly in forest and land assets located in Estonia, Latvia and Lithuania. The geographical distribution of the investments is made up of the entire region. The fund may also invest in related asset classes or assets related to forest and land assets. The target of the Fund is 7-9% in average annual return for investors after management costs. The term of the fund is eight years with the possibility of renewal for a maximum of two years.

The Fund may distribute its profits annually after deduction of funds needed for the Fund's ongoing operations and after the required consolidation. Should there be circumstances such that it is obviously beneficial to the fund's shareholders to reinvest all or part of the generated profits in additional forest and land assets instead of deciding on dividends, decisions on this can be made by the fund's managers. The fund does not guarantee a dividend. The fund is listed on NGM Nordic AIF Sweden, and trading can normally take place on all banking days.

Fund NAV: The net asset value of the shares is calculated on a semi-annual basis based on property value and published in conjunction with the half- and full-year report.

Recommendation: This fund may be unsuitable for investors who plan to sell their shares within five years.

Risk / Return profile



About the indicator: The risk / return indicator shows the relationship between risk and possible return on an investment in the fund. Since the fund is newly started and has been around for less than five years, the indicator is based on publicly available information and history, from the manager's past experience and from other sources of information.

Fund placement: The fund belongs to category 4, which means medium risk for both ups and downs on the course. Category 1 does not mean that the fund is risk free. In time, the fund can move both to the right and to the left of the scale. This is because the indicator is based on historical data that is not a guarantee of future risk and return.

Risks not shown in the indicator: The Fund is exposed to a number of market, operational and industry-related risks that are normally associated with investments in forest and land assets. Such risks are, among other things, risks related to fire and pest infestation, unfavorable weather conditions, commercial risks in the form of, for example, the location of the property, tree distribution and age, condition, geographical location, negative changes in supply and demand regarding forest products and environmental regulations, environmental legislation.

The fund may also be affected by financial risks; If the exchange rate changes between SEK and EUR, the value of the Fund's assets, which are valued in EUR, may be affected. The fund is also exposed to credit and counterparty risks, ie risks that counterparties do not fulfill their obligations to the fund.

Fees

One-off fees charged before or after you invest

Subscription fee	None
Redemption fee	None

Fees charged to the fund during the year

Annual management fee	0.65% of the total value of the Fund's forest and land assets. The fee finances, among other things, the cost of compliance, investor relations, administration costs for the fund that charges the trustee, salaries and remuneration, and the ongoing fund management from an AIF perspective.
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Charges taken from the Fund under special circumstances

Cost of raising capital and commissions, as well as acquisition, and transaction analysis	2.4% of the issued cash proceeds. The fee finances the payment of the fund's costs for capital raising, marketing and acquisition analysis etc.
Performance-based fee	20% on profits above the annual threshold of 3%

Previous results

The fund was established in 2019, which is considered relatively new, and thus cannot show any history regarding previous results. Historical returns are no guarantee of future returns. The money invested in the fund can both increase and decrease in value and you may not get back all the invested capital.

Practical information

Further information about Skogsfond Baltikum AB (publ) and its fund manager, AIFP Baltic Asset Management AS, can be found in the information brochure, prospectus and financial reports. These are found in Swedish and are available free of charge on the Fund's website, www.skogsfondbaltikum.se or in paper format at the Fund's office; Kungsgatan 3, 1tr, 111 43 Stockholm.

Tax: The tax legislation that is applied in the Fund's country of authorization can have an impact on your personal tax situation. The Fund's external managers AIFP Baltic Asset Management AS can be held liable only if a statement in this fact sheet is misleading, incorrect or inconsistent with the relevant parts of the fund's information brochure.

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