



This document provides the investor with key investor information about this fund. It is not marketing material. The information is required by law to help the investor understand the nature and the risks of investing in this fund. The investor is advised to read it in order to make an informed decision about whether to invest. This is a translation. If there are any discrepancies between this translation and the original Finnish document, the Finnish document shall prevail. This document provides the investor with key information regarding the Fund. It does not constitute marketing material.

UB PF FINLAND FUND (UCITS)

ISIN-codes: FI0008807334 (K, growth unit series) • FI0008808571 (T, distribution unit series) • FI4000081203 (A, growth unit series)

The fund is managed by UB Fund Management Company Ltd, part of the United Bankers Group.

OBJECTIVES AND INVESTMENT POLICY

UB PF Finland Fund (UCITS) ("Fund") invests its assets mainly in the shares of listed Finnish companies. The human resources policy of companies is taken into account when selecting where to invest. A significant part of the fund's investments are directed in companies with a personnel fund.

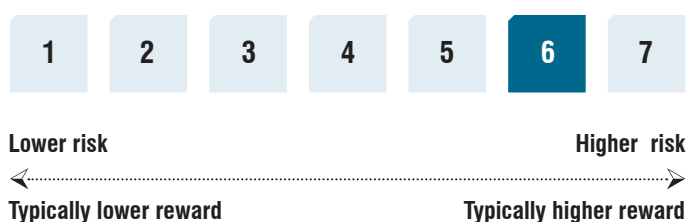
An investment council, which members are elected by the UB Fund Management Company Ltd and Finnish Association of Personnel Funds, acts as advisor in the selection of shares.

The aim of the Fund is to generate returns that in the long term are equivalent to or exceed the average return of Finnish listed companies. The fund has no official benchmark index.

Recommendation: This Fund may not be suitable for investors who intend to redeem their holding in the Fund within a period of 5 years.

Investors may subscribe for and redeem fund units on all banking days.

RISK AND REWARD PROFILE



The Fund's risk indicator illustrates fluctuations in the performance of the fund unit over the last 5 years.

The risk category illustrates the Fund's risk level. Currently the risk category of the Fund is 6, which means that the risk for value changes in the Fund is high. Even the lowest category (1) does not, however, mean a risk-free investment. The risk and reward profile and the category of the Fund can change. The risk category is determined using historical data. Past performance may not be a reliable indicator of the Fund's future risk and reward profile.

In addition, the Fund's overall risk may also be affected by the following risk factors, which are not necessarily fully captured by the risk profile:

Liquidity risk: The risk of the liquidation of investments, especially in poor market conditions, resulting in losses and delays and even delaying the payment of redemptions.

Counterparty risk: The securities trading counterparty or issuer of an investment instrument does not operate in accordance with the agreed terms.

Event risk: The risk of loss resulting from unexpected occurrences e.g. decrease of money value and political events.

A more detailed description of the risks is found in the official prospectus of the Fund.

CHARGES

The expenses paid by the investor are allocated towards the payment of the Fund's operational costs, such as marketing and distribution costs. These expenses reduce the potential return of the investment.

Charges in connection with the subscription and redemption of fund units	
Subscription fee	1 %
Redemption fee	1 %
These are the maximum fees that can be charged for the investment cost in connection with subscription and redemption.	
Charges taken from the Fund during a year	
Ongoing charges	1,54 % (A-series) 0,82 % (K&T-series)
Charges taken from the Fund under certain specific conditions	
Performance-based fee	No performance-based fee.

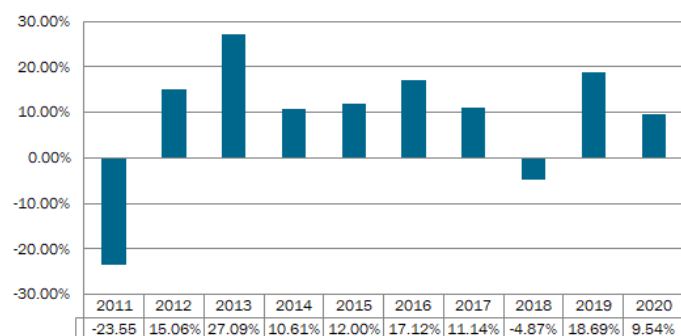
Ongoing charges illustrate the ratio of total expenses to the Fund's value. The ongoing charges are based on the charges charged during the former calendar year. The chargeable amount may vary from year to year. The ongoing charges include management- and depositary charges but exclude:

- Performance-based fees
- Portfolio transaction costs, except for portfolio transaction costs for subscription/redemption charges paid by the Fund when buying or selling units in another fund.

The management and depositary fees have been taken into account in the daily value, and therefore the investor is not charged for these fees separately.

More information on charges can be found in the official prospectus of the Fund.

PAST PERFORMANCE



Fund launch date: 30.4.2004. The past performance is presented in accordance with the K-series.

Past performance is no guarantee for future returns.

Represented performance includes the management fee. The currency of the performance calculations is Euro.

However, the subscription and redemption fees or the possible taxes have not been taken into account.

PRACTICAL INFORMATION

The minimum subscription amount for the growth and distribution unit series is 500 000 euros and for the A-series 1 000 euros.

Further information on the subscription requirements and fees for each of the fund unit series as well as applicable exceptions are presented in the official prospectus of the Fund, available from the Fund Management Company.

The Fund's custodian is Skandinaviska Enskilda Banken AB (publ) Helsinki Branch and portfolio management is conducted by UB Asset Management Ltd.

The Fund is subject to the tax legislation of Finland and this may have an impact on investor's personal tax situation.

UB Fund Management Company Ltd may be held liable only if this document contains misleading or inaccurate information, or information inconsistent with the official prospectus of the Fund.

The Fund Rules, Fund Prospectus, Key Investor Information Document, semi-annual report, the Fund's financial statement and information on the remuneration policy are available in Finnish free of charge on the Management Company's website at www.unitedbankers.fi or from the Management Company. The documents are available in Finnish. Information materials in English, may be obtained, on request and free of charge from the Fund Management Company. The fund unit value is also published at the aforementioned website.

The Finnish Financial Supervisory Authority has affirmed the fund's rules in Finland on 24.5.2019 and they became effective on 27.6.2019.
The fund management company is authorized in Finland. The fund and the fund management company are supervised by the Finnish Financial Supervisory Authority.
This key information document is valid as of 1.1.2021.