

KEY INFORMATION DOCUMENT

PURPOSE

This document provides you with key information about this investment product. It is not marketing material. The information provided in this document is required by law and is meant 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

The **InDelta Vastgoed Index Fonds (ISIN: NL0010066247)** is a sub-fund of the investment fund InDelta. The manager of InDelta is FundShare Fund Management B.V. ("Manager"), which is under the supervision of the Dutch Authority for the Financial Markets ("AFM"). InDelta's tax structure is a fiscal investment institution ("Fiscale Beleggingsinstelling" or "FBI"). This Key Information Document ("KID") was last updated on 12/28/2022. For more information, please visit the website of the Manager: www.fundshare.nl, the Fund: www.indelta.nl or call 020 2477 222.

WHAT IS THIS PRODUCT?

TYPE

The **InDelta Vastgoed Index Fonds (ISIN: NL0010066247)** ("Sub-Fund") is an open-ended sub-fund of the investment fund InDelta, an undertaking in collective investment in securities (UCITS) as defined by the Act on Financial Supervision (Wft), founded as a mutual fund ("fonds voor gemene rekening") under Dutch law.

OBJECTIVES

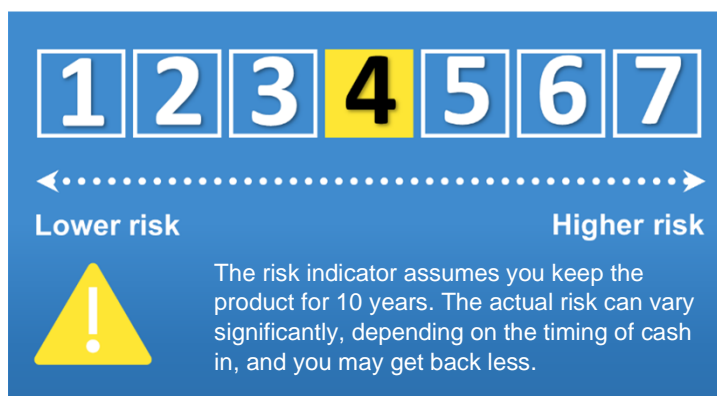
The InDelta Vastgoed Index Fonds invests in the largest listed stocks from the real estate sector from the regions of Europe, Asia and the United States. The portfolio is constructed with 50 stocks, where the shares are equally weighted. If the companies have a similar size, the Sub-Fund will invest in the company with the highest ESG score to lower the overall risk. The main factor affecting the return of the Sub-Fund is the performance of the stocks in the portfolio. The return and risk profile of the sub-fund for the recommended holding period of 10 years is striving to be comparable with the Global Real Estate index.

INTENDED RETAIL INVESTOR

Basic investors with basic knowledge of the financial markets, who can make an informed investment decision based on the regulated and authorized offering documentation, and who seek Capital Growth in the recommended holding period of 10 years and can bear capital loss. The Sub-Fund is suited to a first-time investor with no financial industry experience.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

RISK INDICATOR



- 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 product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, while poor market conditions will not impact our capacity to pay you.
- This product does not include any capital guarantee or protection, meaning that you could lose some or all of your investment under unfavorable market conditions.
- The following risks are essential for this Sub-Fund and could be not sufficiently reflected by the indicator.
 - Market Risk:

- The Sub-Fund is subject to equity market risk. It's the risk that movements in the market - equity price - will cause the fair value of financial instruments to fluctuate and can affect the Sub-Fund's value of its portfolio.
- Currency Risk:
- The Sub-Fund is subject to currency rate (foreign exchange rate) risk on securities held for investing and on cash that is denominated in a currency other than the base currency. For this reason, changes in currency exchange rates can affect the value of the Sub-Fund's portfolio.
- Concentration Risk:
- The Sub-Fund only invest in one sector. The concentration in one sector may increase the volatility of the Sub-Fund's investment performance as compared to funds that invest in a wider range of sectors. If the securities perform poorly, due to specific sector related factors, the Sub-Fund could incur greater losses than if it had invested in a wider range of sectors.

PERFORMANCE SCENARIOS

Investment EUR 10 000				
Scenarios		1 year	5 years	10 years
Stress scenario	What you might get back after costs	6945	4203	2765
	Average return each year	-31%	-16%	-12%
Unfavorable scenario	What you might get back after costs	7921	5883	4674
	Average return each year	-21%	-10%	-7%
Moderate scenario	What you might get back after costs	9995	9849	9669
	Average return each year	0%	0%	0%
Favorable scenario	What you might get back after costs	12481	16318	19796
	Average return each year	25%	10%	7%

- This table shows the money you could get back over the next 10 years, under different scenarios, assuming that you invest EUR 10 000.
- The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.
- The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.
- The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.
- 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 HAPPENS IF FUNDSHARE FUND MANAGEMENT B.V. CAN NOT PAY OUT?

The assets and liabilities of the Manager and the various sub-funds are administratively segregated from each other. The legal custody is in the name of Stichting Juridisch Eigendom InDelta ("Legal Owner"). As a result, the retail investor will **not** face a financial loss due to the default of FundShare Fund Management B.V. ("Manager"). The depositary of the Sub-Fund is Caceis. They are responsible if all assets of the Sub-Fund are in custody.

WHAT ARE THE COSTS?

COSTS OVER TIME

The Reduction in Yield (“RIY”) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. They include potential early exit penalties. The figures assume you invest EUR 10 000. The figures are estimates and may change in the future.

Investment EUR 10 000			
Scenarios	If you cash in after 1 year	If you cash in after 5 years	If you cash in after 10 years
Total costs	57 EUR	285 EUR	570 EUR
Impact on return (RIY) per year	0.57%	0.57%	0.57%

COMPOSITION OF COSTS

The table below shows:

- the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- the meaning of the different cost categories

This table shows the impact on return each year.			
One-off costs	Entry costs	0%	We do not charge any entry fees for this product.
	Exit costs	0%	We do not charge any exit fees for this product.
Ongoing costs	Portfolio transaction costs	0.04%	The impact of the costs of buying and selling underlying investments for the product by the Manager.
	Other ongoing costs	0.53%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental costs	Performance Fees	0%	We do not charge any performance fees for this product.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

RECOMMENDED HOLDING PERIOD: 10 YEARS

Disinvestment is possible each business day free of charge. The recommended holding period is 10 years based on the investment objective of the Sub-Fund. A longer holding period generates greater returns in general. Cashing-in early may realize higher risk and lower return.

HOW CAN I COMPLAIN?

Complaints regarding the product or the developer of the product can be submitted in writing to FundShare Fund Management B.V., Duivendrechtsekade 82 (Unit II), 1096 AJ in Amsterdam. You can also send an email to contact@fundshare.nl. For more information, we refer to our complaints handling procedure which can be found at: <https://fundshare.nl/documenten>.

OTHER RELEVANT INFORMATION

For more information, please visit the website of the manager: <https://fundshare.nl/>, the fund: <https://indelta.nl>, or call 020 2477 222. All additional documentation relating to the product and in particular the legally required prospectus and any supplements thereto but also recent annual or semi-annual reports, will be published on the website of the Manager. For more detailed information and in particular the risks associated with an investment in the product, we recommend that you read these documents. Finally, on the website you will also find the most up-to-date other information and past performance of the Sub-Fund.

