

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

EII Global Sustainable Property Fund

Asset management company: WARBURG INVEST

ISIN: DE000A0RHE36 / WKN: A0RHE3

KAPITALANLAGEGESELLSCHAFT MBH ("Company")

OBJECTIVES AND INVESTMENT POLICY

- The fund's objective is to achieve medium to long-term growth in assets.
- To achieve this, the fund invests at least 51% of its assets in equities or equity-equivalent securities of issuers whose business activities focus mainly on financing, purchasing, leasing or managing commercial or residential property. This includes equities of Real Estate Investment Trusts (REITs).
- The selection of the aforementioned investment instruments shall incorporate environmental, ethical and social criteria. Investments are made particularly in equities and equity-equivalent securities of issuers that are active in implementing environmentally friendly and sustainable development, uphold minimum human rights standards, are committed to fair working conditions and that place value on the principles of good governance. As a result, certain issuers are avoided pursuant to the exclusion criteria. Details on the selection can be found in the Section "Investment objective" in the sales prospectus.
- Furthermore, the fund may invest up to 49% of its assets in money market instruments and bank deposits.
- The fund may invest up to 10% of its assets in units of investment funds pursuant to the UCITS Directive.
- In this respect, the fund management company is responsible for selecting the individual securities.
- The fund's income is distributed.
- In principle, investors may apply to the Company to redeem units on any trading day. The Company may, however, suspend redemptions if, as a result of extraordinary circumstances, this appears necessary taking account of investors' interests.
- The fund may enter into derivative transactions in order to reduce potential losses (e.g. as a result of fluctuations in interest rates or exchange rates) or to achieve higher securities prices. A derivative is a financial instrument whose value is dependent (but not necessarily on a 1:1 basis) on the performance of one or more underlying assets such as securities or interest rates.
- The fees for purchasing and selling securities are covered by the fund. Said fees are incurred in addition to the percentages listed in the "Charges" Section and may reduce the fund's yields.

RISK AND REWARD PROFILE



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- This fund is placed in category 5 because its share price undergoes relatively medium to high fluctuations, which means a medium to high risk of loss alongside opportunities for profits.
- This indicator is based on historical data. Therefore, it is not possible to predict future performance.
- The risk category shown is not guaranteed and may change in the future.
- Even investments in category 1 funds are not completely risk-free.
- A detailed description of the risks is provided in the Section "Risk information" in the sales prospectus.

The following risks have no direct influence on the fund's risk category, but may nevertheless be relevant to the fund:

- The fund invests a portion of its assets in securities for which it can be hard to find a buyer at short notice. The risk of suspending unit redemptions may increase as a result.
- Concentrating investments in certain assets or markets may create further risks. In such cases, a fund is particularly dependent on the way those assets or markets develop.

CHARGES

The charges you pay are used to cover the costs of the ongoing management and custody of the fund's assets, including the costs of marketing the fund's units. These charges reduce the potential growth of your investment.

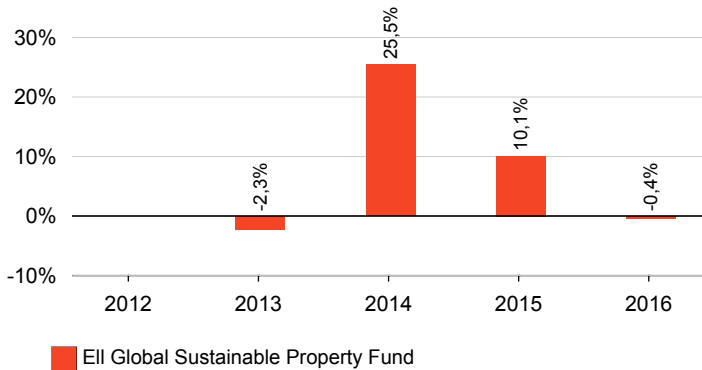
One-off charges before or after you invest:	
Front-end load	Up to 5.00% (currently 0.00%)
Exit charge	Up to 1.00% (currently 1.00%)
This is the maximum amount that can be deducted from your investment before making the investment/before disbursement of its returns.	
Charges deducted by the Fund during the year:	
Current charges	1.46%
Charges taken from fund under certain specific conditions:	
Performance fee	No performance fee may currently be charged to the fund. For further information, see "Management fees and other charges" under the "Fees payable to the Company" Section in the Sales Prospectus.

The front-end load and redemption fee shown are maximum figures. In some cases, you may pay less. You can find out the actual amount from the distributor of fund units.

The ongoing charges listed here are based on figures from the last financial year of the fund, which ended on 31/12/2016. These may vary from year to year.

These charges do not include fees for the purchase/sale of securities (portfolio transaction costs).

PAST PERFORMANCE



Past performance is no guarantee of future performance.

All costs and fees of the fund were taken into consideration in the calculation with the exception of the front-end load and the redemption fee and it was assumed that distributions would be reinvested (BVI method). The investor's personal taxation position is not taken into consideration.

The fund was launched on 07/11/2012.

Past performance was calculated in EUR.

PRACTICAL INFORMATION

- The custodian of this fund shall be State Street Bank International GmbH, Munich.
- You can obtain German versions of the sales prospectus and the latest reports, unit prices and information on the fund, free of charge, from WARBURG INVEST KAPITALANLAGEGESELLSCHAFT MBH or online at <http://www.warburg-fonds.com>.
- The fund is subject to the German Investment Tax Act (Investmentsteuergesetz). This may affect how your income from the fund is taxed.
- Information on the Company's remuneration policy is published under <http://warburg-fonds.com>. This describes the methods used to calculate remunerations and allocations to certain groups of employees and the persons responsible for the allocation. The Company can provide you with the information in hardcopy form on request.
- WARBURG INVEST KAPITALANLAGEGESELLSCHAFT MBH may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the sales prospectus.
- This fund is authorised in Germany and regulated by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin).
- WARBURG INVEST KAPITALANLAGEGESELLSCHAFT MBH is authorised in Germany and regulated by the BaFin.
- This key investor information is accurate and applicable as at: 15/05/2017.