

# PRODUCT KEY FACTS

## Aberdeen Standard SICAV II – Global REIT Focus Fund



April 2022

- This statement provides you with key information about Aberdeen Standard SICAV II – Global REIT Focus Fund.
- This statement forms part of the offering document and should be read in conjunction with the offering document of Aberdeen Standard SICAV II.
- You should not invest in this product based on this statement alone.

### Quick facts

<b>Management Company:</b>	Aberdeen Standard Investments Luxembourg S.A.
<b>Investment Manager:</b>	abrdn Investment Management Limited – the United Kingdom (internal delegation)
<b>Depository:</b>	The Bank of New York Mellon SA/NV, Luxembourg Branch
<b>Ongoing Charges over a Year*:</b>	Class A <sup>A</sup> : 1.75%
<b>Dealing Frequency:</b>	Daily (Luxembourg business days)
<b>Base Currency:</b>	EUR
<b>Dividend Policy:</b>	No dividend payment
<b>Financial Year End:</b>	31 December
<b>Minimum Initial Investment:</b>	Class A <sup>A</sup> : EUR 1,000
<b>Minimum Subsequent Investment:</b>	N/A
<b>Minimum Subsequent Holding:</b>	Class A <sup>A</sup> – EUR 500

\* The ongoing charges figures (OCF) are based on the expenses for the year ended 31 December 2021. This figure may vary from year to year. The OCF is calculated by adding the applicable charges and payments deducted from the assets of the fund and then dividing by the fund's average net asset value for the fiscal year attributable to the relevant share class.

### What is the product?

This is a fund constituted in the form of a mutual fund. It is domiciled in Luxembourg and its home regulator is Commission de Surveillance du Secteur Financier ("CSSF").

### Objectives and Investment Strategy

#### Investment Objectives

The fund aims to provide long term growth from a combination of income and capital growth by investing predominantly in listed real estate investment trusts (REITs) and quoted property companies.

#### Strategy

The fund aims to hold a globally diversified portfolio of these assets and is actively managed by our investment team to try to take advantage of opportunities they have identified.

The fund is actively managed. The fund aims to outperform the FTSE EPRA Nareit Developed Index (EUR) benchmark before charges. The benchmark is also used as a reference point for portfolio construction and as a basis for setting risk constraints. In order to achieve its aim, the fund will take positions whose weightings diverge from the benchmark or invest in securities which are not included in the benchmark.

The investments of the fund may deviate significantly from the components and their weightings in the benchmark. Due to the active nature of the management process, the fund's performance profile may deviate significantly from that of the benchmark over the longer term.

#### Financial Derivative Instruments

The fund may use financial derivative instruments (such as stock futures, index futures, equity linked swaps, currency forwards, currency swaps and options, forward exchange contracts and swaps, index options, stock options, participatory notes, property total return swaps and other eligible instruments) for hedging and efficient portfolio management purposes

(e.g. hedge against the risk of unfavourable stock market movements, interest rate fluctuations or fluctuation of currencies). Financial derivative instruments will not extensively or primarily be invested to achieve the fund's investment objective or for investment purposes (i.e. there is limited/ancillary use of financial derivative instruments for investment purposes only).

## Use of derivatives/investment in derivatives

The fund's net derivative exposure\* may be up to 50% of its net asset value.

\*Please refer to the offering document of Aberdeen Standard SICAV II for details regarding the calculation methodology of net derivative exposure.

## What are the key risks?

Investment involves risks. Please refer to the offering document of Aberdeen Standard SICAV II for details including the risk factors.

### 1. Investment risk

- Past performance is not a guide to future returns. The value of your investment in the fund and any income received from it may go down as well as up.
- Inflation reduces the buying power of your investment and income.
- The value of assets held in the fund may rise and fall as a result of exchange rate fluctuations.

### 2. Strategy risk

- The fund invests in equity and equity related securities. These are sensitive to variations in the stock markets which can be volatile and change substantially in short periods of time.

### 3. REITs

- Dividend payment policies of the REITs in which the fund invests are not representative of the dividend payment policy of the fund.

### 4. Concentration risk

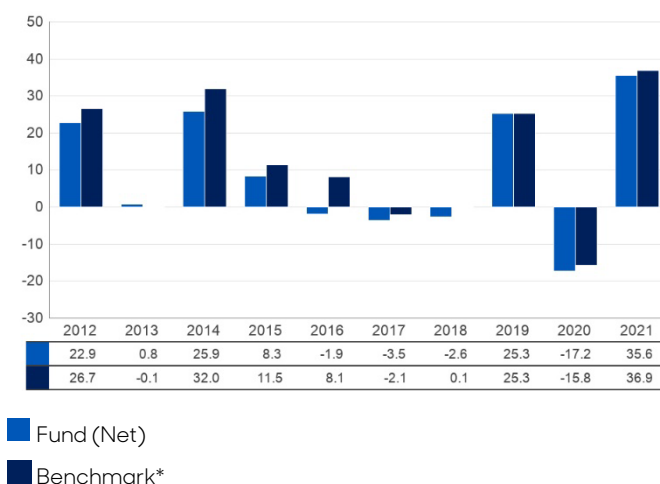
- The fund's investments are concentrated in the real estate sector. This may result in greater volatility and lower liquidity than portfolios which are more broadly diversified by type of company in which they invest.

### 5. Financial Derivative Instrument risk

- The fund is entitled to use financial derivative instruments for hedging and efficient portfolio management purposes which may involve additional risks. In adverse situations, the fund's use of financial derivative instruments may become ineffective in hedging or efficient portfolio management. Risks associated with investment in financial derivative instruments include counterparty/credit risk, liquidity risk, valuation risk, volatility risk and over-the-counter transaction risk. The leverage element/component of a financial derivative instrument can result in a loss significantly greater than the amount invested in the financial derivative instrument by the fund. Exposure to financial derivative instruments may lead to a high risk of significant loss by the fund.

## How has the fund performed?

% Returns



\*The disclosure of this benchmark is to adhere to European disclosure rules regarding the use of benchmark.

- Past performance information is not indicative of future performance. Investors may not get back the full amount invested.
- The computation basis of the performance is based on the calendar year-end, NAV-to-NAV, with dividend reinvested.
- These figures show by how much the Class A<sup>A</sup> increased or decreased in value during the calendar year being shown. Performance data has been calculated in EUR including ongoing charges and excluding subscription fee and redemption fee you might have to pay (if any).
- The benchmark is FTSE EPRA Nareit Developed Index (EUR).
- Fund launch date: 2007
- Class A<sup>A</sup> launch date: 2007

### Is there any guarantee?

This fund does not have any guarantees. You may not get back the full amount of money you invest.

### What are the fees and charges?

Investors should refer to the offering document of Aberdeen Standard SICAV II for details regarding the fees and expenses of the fund.

#### Charges which may be payable by you

You may have to pay the following fees when dealing in the shares of the fund.

##### Fees and charges

**Subscription fee (Issuing commission):**

**Switching fee (Conversion charge):**

**Redemption fee:**

##### What you pay

Up to 5% of the amount you pay.

Up to 0.50% of the amount to be converted.

The fund is also subject to an Equalisation Charge equivalent to the difference between the Subscription Fee (Issuing commission) of the fund applied on subscription to the fund and the Subscription Fee (Issuing commission) of another fund that the shares of the fund is being converted to

Nil.

#### Ongoing fees payable by the fund

The following expenses will be paid out of the fund. They affect you because they reduce the return you get on your investments.

**Management Fee (Annual Management Charge)\*:**

##### Annual rate (as a % of the fund's net asset value)

Class A<sup>A</sup>: 1.60%

The fund pays an annual management charge to the fund manager

**Depository Fee:**

Min: 0.0025% - Max: 0.50%

**Performance Fee:**

Not applicable

**Administration Fee:**

Up to 0.35%

**Management Company Charge:**

Up to 0.05%

**Domiciliary Agent Fee:**

Up to 0.01% (plus VAT if any)

**Registrar & Transfer Agent Fee:**

Up to 0.1% (plus VAT if any)

\*Current Annual Management Charge may be increased up to a specified permitted maximum level as set out in the Prospectus by giving not less than one month prior notice to the investors.

#### Other fees

You may have to pay other fees and charges when dealing in the shares of the fund. For details, please refer to the offering document of Aberdeen Standard SICAV II.

### Additional Information

- You generally buy and redeem shares at the fund's next-determined net asset value (NAV) after the Management Company receives your request in good order on or before 1:00 p.m. (Luxembourg time) being the dealing cut-off time. The Hong Kong representative/distributor may impose different dealing deadlines for receiving requests from investors.
- The net asset value of this fund is calculated and the price of the shares published each "business day". They are available online at [www.abrdn.com/hk](http://www.abrdn.com/hk). This website has not been reviewed by the SFC.

**Important Notes**

If you are in doubt, you should seek professional advice.

The SFC takes no responsibility for the contents of this statement and makes no representation as to its accuracy or completeness.