

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

## Nordea 1 - Global Real Estate Fund, BI-EUR Share Class

ISIN-Code: LU0705259173

The fund is managed by Nordea Investment Funds S.A., a company of the group Nordea Bank AB.

### Objectives and Investment Policy

The fund aims to achieve long-term capital growth. It invests at least 2/3 of its total assets (after deduction of cash) in "Real Estate Equity Securities": These securities typically include:

- stocks of companies active in the development and / or the ownership of income producing property, as well as
- units (or shares) of collective investment vehicles with exposure to property such as publicly quoted property unit trusts and Real Estate Investment Trusts (REITs).

While the companies or vehicles where the fund invests shall mostly be domiciled in developed countries, the fund may invest up to 25% of its total assets in stocks of companies domiciled in emerging market countries. The fund will invest mainly in securities with market capitalizations of minimum around \$250 million, however there is no restriction on the market capitalization of the individual companies in which the fund may invest.

The fund may also invest up to 1/3 of its total assets in equity stocks of other companies, bonds and other debt instruments. It may invest up to 20% of its net assets in preferred securities that are rated below investment grade or that are not rated but are considered by the fund to be of comparable quality. The fund may accessorially hold liquid

assets.

Finally, the fund may use derivative instruments\* as part of an active currency management process.

\* A financial derivative instrument is a financial contract the value of which depends on the market price of a reference item.

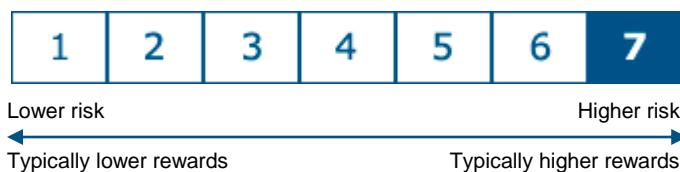
Nordea's Policy for Responsible Investment aims to create Returns with Responsibility throughout environmental, social and governance analysis, norm based screening and active ownership activities.

The fund may take part to a securities lending program. Any investor may redeem its shares in the fund on demand, on a daily basis. This fund may not be appropriate for investors who plan to withdraw their money within a period of 5 years.

This share class is not distributing dividends. Income from investments are reinvested.

The fund is denominated in USD. Investments in this share class settle in EUR. USD/EUR fluctuations may lead the performance in EUR of the share class to significantly deviate from the fund performance in USD.

### Risk and Reward Profile



The indicator measures the risk of price fluctuations in the fund certificates based on the last 5 years volatility and places the fund in category 7. This means that the purchase of units in the fund is connected to **high risk** of such fluctuations. Please note that category 1 does not mean a risk free investment. Historical data, such as is used in calculating the synthetic indicator, may not be a reliable indication of the future risk profile of the UCITS, why the category might change in the future.

Following risks are materially relevant to the UCITS but are not adequately captured by the synthetic indicator and may cause additional loss:

**Liquidity risk:** Securities in the fund may be sold below their valuation due to insufficient liquidity in the market.

**Counterparty risk:** A counterpart may fail paying the proceeds related to the sale of securities by the fund or may fail delivering the securities purchased by the fund.

**Operational risk:** Failures or delays in operational processes may negatively affect the fund.

**Real Estate Industry risk:** Property values and real estate company prices may fall due to increasing real estate vacancies, declining rents, regulatory limitations on rents or increases in property taxes and operating expenses.

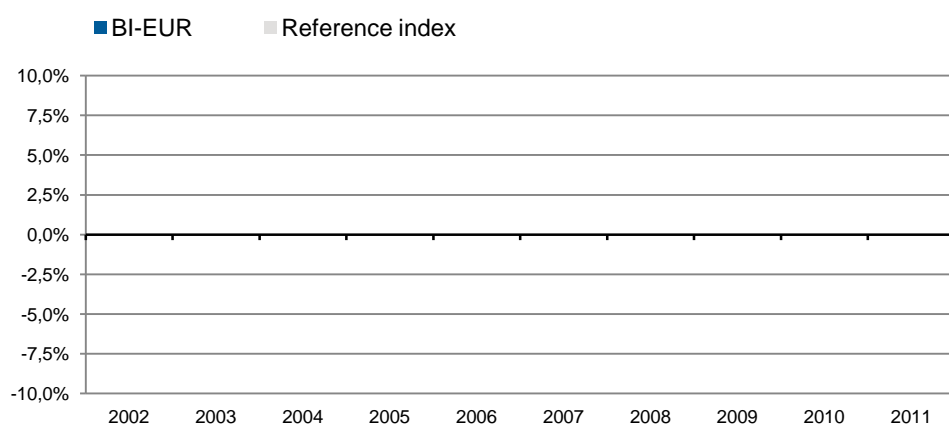
**Event risk:** Unforeseeable events such as devaluations, political events, etc...

**Charges**

One-off charges taken before or after you invest:	
Entry charge (%)	Up to 5%
Exit charge (%)	Up to 1%
This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out respectively.	
Charges taken from the fund over a year:	
Ongoing charge (%)	1.08%
Charges taken from the fund under certain specific conditions:	
Performance fee (%)	The fund is not subject to any performance fee.

The charges you pay are used to pay the costs of running the fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment. The entry and exit charges shown are maximum figures. In some cases you might pay less – you can find this out from your financial advisor or distributor. The ongoing charges figure is based on the last year's expenses, for the year ending December 2011, and this figure may vary from year to year. It excludes performance related fees and transaction costs including third party brokerage fees and bank charges on securities transactions. For more information about charges, please see section 18 of the fund's prospectus, which is available at [www.nordea.lu](http://www.nordea.lu).

**Past Performance**



There are insufficient data to provide a useful indication of past performance of this share class: The fund was launched on 15.11.2011 and the share class on 15.11.2011. The past performance of the share class is calculated NAV to NAV excluding initial and exit charges. Such historical performance is only indicative and may not be met in the future. Reference index is the FTSE/EPRA NAREIT Developed Index. Performances are shown in EUR.

**Practical Information**

For further information regarding the UCITS, copies of its prospectus and its latest annual report and any subsequent half-yearly report in English, documents are available free of charge at the following home page:

- Home page:** [www.nordea.lu](http://www.nordea.lu)
- Depository:** Nordea Bank S.A., Luxembourg
- Auditor:** KPMG Audit S.à r.l., Luxembourg

Daily NAV prices of this share class are published on the website [www.nordea.lu](http://www.nordea.lu). Please follow the path *Nordea Investment Funds S.A./Funds/Fund codes & share classes* then click on *Fund codes & share classes table* and select the relevant fund and share class.

Nordea Investment Funds S.A. 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 prospectus for the UCITS.

**Taxes:** the tax legislation of the UCITS' home Member State may have an impact on the personal tax position of the investor.

This fund is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (the "CSSF") and is authorised for public offering in 18 European countries including Luxembourg, the United Kingdom, Switzerland and the Netherlands. Nordea Investment Funds S.A. is authorised in Luxembourg and regulated by the CSSF.

This key investor information is accurate as at 3rd February 2012.