

Key information

Purpose

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

ODIN Eiendom B EUR

Odin Forvaltning AS

ISIN: NO0010923469

Please use odin.fi OR call +358(0) 9 4735 5100 for more information. Finanstilsynet (Norwegian Financial Supervisory Authority) is responsible of supervising Odin Forvaltning AS in relation to this Key Information Document Odin Forvaltning AS is authorised in Norway and regulated by Finanstilsynet (Norwegian Financial Supervisory Authority). This fund is authorised in Norway. This PRIIP is updated as of 30.01.2026.

What is this product?

Type	Mutual fund
Term	The product has no maturity date. The fund management company is entitled to terminate the fund and redeem units, for further information see the prospectus
Objective	The fund is an actively managed equity fund and can freely invest in companies which are mainly involved in or with real estate listed in the Nordic region. The fund manager invests freely within the framework of the mandate in what the fund manager thinks are good, undervalued companies. The fund is index-independent – importance is not attached to the size of the companies or to their weight in the market indices. Investment decisions are made on the basis of our own thorough company analyses, which are based on a number of different sources, e.g. visits to the companies and conversations with the companies' management. ODIN's fund managers look for good undervalued companies that have good attitudes, also with regard to ethical issues. In order to improve the creation of wealth and/or highlight the values in the companies in which the funds are invested, ODIN's fund managers also spend time exercising shareholders' rights on behalf of the funds' unit holders. This fund is classified as a fund that promotes, among other characteristics, social and environmental characteristics as defined in Article 8 of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector.
Target group	The product may be suitable for investors with an investment horizon of minimum 5 years, who understand that their investment may increase or decrease in value and that some or all of their investment may be lost. No special knowledge of funds or financial markets is required to invest in the fund.
Other	The fund's depository is DNB Bank ASA. Further information about the fund, including annual and half-yearly reports, prospectus and latest net asset value, may be obtained free of charge on.

What are the risks and what could I get in return?



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 5 out of 7, which is medium-high. This rates the potential losses from future performance as medium-high.

Risks not covered by the risk indicator: Counterparty risk - occurs if a counterparty does not meet its obligations to the fund, for example by not paying an agreed amount or not delivering securities in accordance with the agreement. Operational risk - the risk of loss due to, for example, system failure, human error or external events. This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on results from the past and on certain assumptions.

Recommended holding period:		5 years	
Example investment:		10,000 EUR	
		If you exit after 1 year	If you exit after 5 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	4,769 EUR	4,821 EUR
	Average return each year	-52.3%	-13.6%
Negative	What you might get back after costs	4,769 EUR	5,288 EUR
	Average return each year	-52.3%	-12.0%
Moderate	What you might get back after costs	10,657 EUR	12,323 EUR
	Average return each year	6.6%	4.3%
Positive	What you might get back after costs	18,535 EUR	33,762 EUR
	Average return each year	85.4%	27.6%

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last ten years. Markets could develop very differently in the future. 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 / and includes the costs of your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you might get back in extreme market circumstances. The unfavourable scenario occurred for an investment between Nov.2021-Jan.2026. The moderate scenario occurred for an investment between Des.2019-Des.2024. The favourable scenario occurred for an investment between Mar.2018-Mar.2023.

What happens if Odin Forvaltning AS is unable to pay out?

The fund's assets are not kept by the management company. In line with the legal requirements, the fund's assets are kept with a special custodian appointed by the management company. If the fund management company comes under bankruptcy proceedings, the management of the fund will be transferred to another management company. There is no compensation or guarantee scheme for fund savings.

What are the costs?

The advisor or distributor who sells you this fund may charge you more costs than those shown here. If so, the adviser or distributor must provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different investment periods. We have assumed:

- If you redeem during the first year, you will get back what you have invested (0% annual return) For other investment periods, we have assumed that the product performs in line with the moderate scenario.
- 10,000 EUR is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	105 EUR	634 EUR
Annual cost effects(*)	1.05%	1.05% every year

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 5,3 % before costs and 4,3 % after costs. We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of costs

One-off costs upon entry or exit		Annual cost impact if you exit after 1 year
Subscription costs	We do not charge an entry fee, but the person selling you this product may do so.	0 EUR
Redemption costs	We do not charge an exit fee for this product, but the person selling you this product may do so.	0 EUR
Ongoing costs taken each year		
Management fees and administrative costs	1.00 % of the value of your investment per year. This is an estimate based on actual costs over the last year.	100 EUR
Transaction costs	0.05 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the	5 EUR
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product	Not applicable

How long should I hold it and can I take money out early?

Recommended holding period: 5 years.

The product has no minimum holding period, but investors should hold their investment for a minimum of 5 years. You may normally redeem your fund units all banking days at no additional costs.

How can I complain?

If you want to submit a complaint about this product, you can contact the person who sold you the product or gave you advice. You can also contact the management company directly. You can get more information about how to make a complaint on <https://odinfond.no/behandling-av-kundeklager/>, or write to complaint@odinfond.no. Alternatively, you can submit your complaint to Odin Forvaltning AS, Postboks: 1771 Vika, 0161 Oslo, Norge.

Other relevant information

Additional information about the fund can be found in the prospectus of the fund, and is made available on our home page. On our home page you will also find this PRIIP, annual and half-yearly report. Information about past performance over the last 10 years can be found here: <https://odinfundmanagement.com/> Previously published performance scenarios can be found here: <https://odinfundmanagement.com/>