

Purpose

This document provides 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

Cardano Sustainable Index Real Estate Europe - C1 Inc EUR

NL0010579132

Cardano Sustainable Index Real Estate Europe, a sub-fund of Cardano Investment Funds I, an investment institution managed by Cardano Asset Management N.V., a subsidiary of Cardano Risk Management B.V.

Look on www.cardano.com or call for more information +31 (0)10 206 1300.

The Netherlands Authority for the Financial Markets (AFM) is responsible for supervising the investment institution in connection with this document.

This key information document has been prepared as of January 1, 2024.

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type: This product is an investment fund that can in principle be traded daily and has an unlimited maturity.

Objective: The investment objective is to achieve a return that equals the return of the benchmark ('Index'). The benchmark is the GPR Sustainable Real Estate Index Europe. This benchmark is compiled on the basis of shares that are assessed to be sustainable real estate companies, for which sustainability information is used that specifically relates to real estate companies. The companies are among other things assessed on the extent to which they contribute to the Sustainable Development Goals (SDGs) as prepared by the United Nations. The fund also promotes environmental and social characteristics, within the meaning of Article 8 of the SFDR, and aims to contribute to long-term sustainability objectives in the field of the environment and social development and good entrepreneurship.

- The fund invests on a passive basis in listed shares of European real estate companies that are part of the Index.
- The currency risks arising from the portfolio investments are not hedged into euros.
- Equity index futures may be used to reduce transaction costs on entry or exit or where market conditions

temporarily prevent replication of the benchmark through equity investments that are part of the benchmark.

- The Index is physically replicated by investing in share certificates or shares of companies that are part of the Index and that meet the Environmental, Social and Governance (ESG) criteria. If there is any doubt about a company's ESG performance, an engagement process is initiated in order to actively enter into dialogue with the aim of improving ethical behaviour.
- The fund pays out a cash dividend at least once a year.

Intended retail investor:

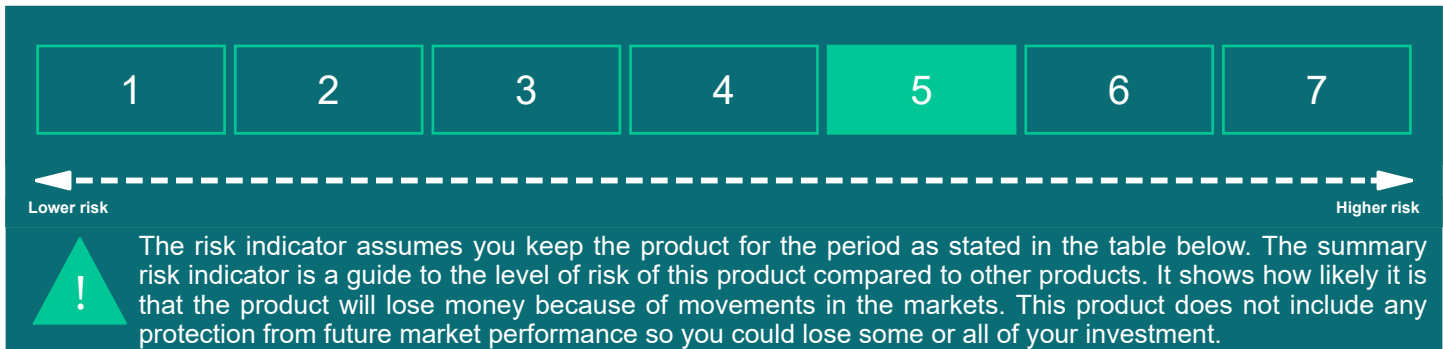
Cardano Sustainable Index Real Estate Europe is suitable for private and professional investors who invest for the long term. The investor takes into account that he may lose all or part of the investment. Investing in the fund is suitable for both the basic investor with at least some knowledge of the relevant financial markets and products and the advanced investor. The basic investor is in any case able to make an informed investment decision on the basis of the basic information provided to him or by the legally prescribed documentation.

Product term:

The fund has no end date. Cardano Asset Management N.V. may not unilaterally terminate the fund.

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

Risk indicator



We have classified this product as 5 out of 7, which is a medium-high risk class. That means the potential losses on future performance are estimated as medium-high. The product may be exposed to risks such as equity market risk and currency risk. Please refer to the prospectus for more information. This product does not include any protection from future market performance so you could lose some or all of your investment.

Recommended holding period:		5 years	
Example Investment:		€10,000	
Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment.		
Stress	What you might get back after costs	€3,540	€2,080
	Average return each year	-64.56%	-26.92%
Unfavourable	What you might get back after costs	€6,910	€6,860
	Average return each year	-30.86%	-7.25%
Moderate	What you might get back after costs	€10,270	€9,970
	Average return each year	2.67%	-0.07%
Favourable	What you might get back after costs	€14,030	€14,670
	Average return each year	40.28%	7.97%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest 10,000.00 €. 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, 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, and do not include 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.

What happens if Cardano Asset Management N.V. is unable to pay out?

As required by law and for your protection, the Fund's assets are held in a separate company, a custodian. Should Cardano Asset Management N.V. go bankrupt, this will have no direct consequences on the possibility of payment by the fund. If the fund is terminated or liquidated, the assets will be sold and you will receive an appropriate share of the proceeds, but you could lose some or all of your investment. Your loss will not be covered by any investor compensation or guarantee scheme.

What are the costs?

	If you exit after 1 year	If you exit after 5 years
Total costs	€43	€214
Annual cost impact (*)	0.4%	0.4% each 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 0.4% before costs and -0.1% after costs.

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	These are the costs that you pay when buying this product. This is without the one-time entry fee of 0.23%. The entry fee covers the average transaction costs incurred when you buy the fund.	€0
Exit costs	These are the costs that you pay when selling this product. This is without the one-time exit fee of 0.08%. The exit fee covers the average transaction costs incurred when you sell the fund.	€0
Management fees and other administrative or operating costs	The management fee is 0.30% and serves to cover the costs incurred by the manager for managing your investments.	€30
Transaction costs	The impact of the costs of us buying and selling underlying investments for the product.	€13
Performance fees	The impact of the performance fee.	€0

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

Recommended holding periode: 5 years

Given the nature of the fund's underlying investments, a minimum holding period of 5 years is recommended. The fund generally invests in risk-bearing assets. Investments in the fund are less suitable for investors with a short-term investment horizon. Exit fees may be charged at the product level.

How can I complain?

The customer can complain about the product, the activities of the product's developer or the party selling the product/ providing advice by contacting Cardano via our website.

Website: <https://www.cardano.nl/contact/>

Postal address:

Cardano Asset Management N.V.

PO box 29088, 3001 GB Rotterdam, The Netherlands

Per e-mail: ClientServicing@cardano.com

Cardano Asset Management N.V. is affiliated with the Klachteninstituut Financiële Dienstverlening (KiFid).

Other relevant information

The following documents are available on www.cardano.com:

- The prospectus of the fund;
- The annual reports of the fund;
- The intrinsic value of the fund.

During office hours on a regular business day a copy of the following documents can be viewed free of charge at the office of the manager:

- The agreement with the depositary (BNP Paribas S.A., Netherlands branch);
- The UCITS-licence;
- The agreement with the administrator.

Additional information, other than the documents above, can be found on www.cardano.com.

Disclaimer: This KID has been translated from the original document in Dutch. In case of any doubt or ambiguity in the English text, the Dutch text shall prevail.

For the past performance of this fund click [here](#)

For historic monthly return scenarios click [here](#)