

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

SEB Nordic Future Opportunity Fund

a sub-fund of SEB Fund 1

Class UC (EUR)

SEB Funds AB is a subsidiary of Skandinaviska Enskilda Banken AB (publ)

ISIN: LU1748252209

www.sebgroup.com/funds

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The Swedish Financial Supervisory Authority (SFSA) is responsible for supervising the management company, SEB Funds AB, in relation to this Key Information Document (KID). This PRIIP product is authorised in Luxembourg and is managed by SEB Funds AB. SEB Funds AB is authorised in Sweden and regulated by the Swedish Financial Supervisory Authority (SFSA).

This share class is intended for unit holders with a special agreement

The KID was issued 27 June 2025

What is this product?

Type

This product is a sub-fund of SEB Fund 1, a Luxembourg open-ended common fund (FCP) with multiple sub-funds, which qualifies as a UCITS.

Term

The fund has no maturity date. The management company has the right to terminate the fund, more information can be found in the fund's prospectus.

Objectives

Investment objective The fund aims to create a positive environmental and social impact in order to achieve, among other things, the long-term goal of the Paris Agreement, and to increase the value of your investment over time.

Investment policy The fund is actively managed and invests in stocks in small to large companies, primarily in the Nordic market.

The fund focuses on companies that contribute to the fulfilment of the specific themes that are considered to contribute to the fund's sustainable investment objective, in line with the Paris Agreement, the UN sustainability goals, the EU taxonomy for sustainable investments and/or the EU Green Deal. These themes include, but are not limited to, energy transition, resource efficiency and circularity, sustainable mobility and healthy societies. Investment decisions are based on in-depth (fundamental) analysis and a proprietary sustainability model to identify companies, and to evaluate their management of sustainability risks and opportunities, combined with the potential to deliver long-term capital growth. The return is determined by how much the fund's holdings increase or decrease in value during your holding period.

The fund has sustainable investment as its objective and is therefore classified as Article 9 according to the EU Sustainable Finance Disclosure Regulation (SFDR). The fund follows the management company's sustainability policy, which is available at www.sebgroup.com/funds.

Benchmark VINX Benchmark Cap Net Return Index

The sub-fund's investment strategy does not aim to limit the extent to which the sub-fund's holdings deviate from the benchmark and the investment team is therefore not constrained by the benchmark

Subscription and Redemption You can normally buy and sell units in the fund every Luxembourg bank business day, except December 24 and 31.

Distribution Policy The unit class is non-distributing.

Intended retail investor

This fund may be suitable for you who intend to keep your investment for at least 5 year(s), and who understands that the money invested in the fund can both increase and decrease in value. It is therefore not certain that you will get back all the invested capital. In order to invest in the fund, it is not required that you have any special prior knowledge or experience of mutual funds or financial markets.

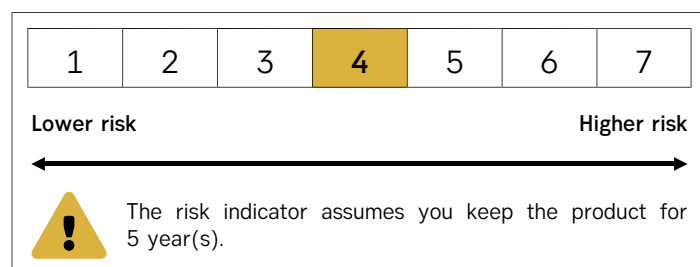
Practical information

Depository Skandinaviska Enskilda Banken AB (publ), Luxembourg Branch.

The annual report, semi-annual report, prospectus, latest unit value, and other practical information are available in English, free of charge, at www.sebgroup.com/funds.

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

Risk indicator



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.

Performance scenarios

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. The figures do not take into account your personal tax situation, which may also affect how much you get back.

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 unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product or a suitable benchmark over the last 10 year(s). Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: this type of scenario occurred for an investment in the product or a suitable benchmark between 30 December 2021 and 30 May 2025.

Moderate: this type of scenario occurred for an investment in the product or a suitable benchmark between 30 September 2015 and 30 September 2020.

Favourable: this type of scenario occurred for an investment in the product or a suitable benchmark between 31 October 2016 and 29 October 2021.

Recommended holding period		5 years	
Example Investment		10,000 EUR	
Scenarios		If you exit after 1 year	If you exit after 5 years (recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	3,510 EUR -64.9%	2,912 EUR -21.9%
Unfavourable	What you might get back after costs Average return each year	8,230 EUR -17.7%	8,712 EUR -2.7%
Moderate	What you might get back after costs Average return each year	10,650 EUR 6.5%	15,589 EUR 9.3%
Favourable	What you might get back after costs Average return each year	16,232 EUR 62.3%	20,589 EUR 15.5%

What happens if SEB Funds AB is unable to pay out?

According to law, the fund's assets may not be stored by the management company. Instead, each fund must have a specific depository that takes care of the safekeeping of the fund's assets. In the unlikely event that the management company goes bankrupt, the management of the fund is taken over by the depository. There is no arranged compensation or guarantee scheme for investors in the fund.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment. If the fund is included as part of another product, e.g. unit linked insurance, there may be other costs for that product.

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 possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the product's recommended holding period we have assumed the product performs as shown in the moderate scenario.
- 10,000 EUR is invested.

	If you exit after 1 year	If you exit after 5 years (recommended holding period)
Total costs	130 EUR	808 EUR
Annual cost impact*	1.3%	1.4%

(*) 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 10.7% before costs and 9.3% 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		If you exit after 1 year
Entry costs	We do not charge an entry fee, but the person selling you the product may do so.	0 EUR
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.66% of the value of your investment per year. This is an estimate based on actual costs over the last year.	66 EUR
Transaction costs	0.21% 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 product. The actual amount will vary depending on how much we buy and sell.	21 EUR
Incidental costs taken under specific conditions		
Performance fees	Calculation: 15% of the returns above the return of VINX Benchmark Cap Net Return Index. The performance fee is calculated daily. The actual amount will vary depending on how well your investment performs. The aggregated cost estimation includes the average over the last 5 years.	44 EUR

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

Recommended holding period: 5 year(s)

The fund has no requirement for a minimum holding period, but since it invests in equities, it is suitable for a medium to long-term investment horizon. You should be prepared to hold your investment in the fund for at least 5 year(s). You normally have the opportunity to sell your fund units every bank business day in Luxembourg except December 24 and 31 without any extra fee.

How can I complain?

If you want to make a complaint about the fund, the management company or the person who has given you advice on or sold the fund to you, you can do so via <https://sebgrouplu/private/if-you-are-not-satisfied> or alternatively via post to SEB [Kundrelationer bankärenden, 106 40 Stockholm].

Other relevant information

You can find more information in the fund's prospectus, which is available on the management company's website, www.sebgrouplu.com/funds. There you will also find a current version of this KID, the fund's annual report and semi-annual report, as well as information on the costs for previous periods.

The previously published result scenarios can be found here: https://seb.se/pow/fmk/KIID/LU/en/LU1748252209_en_02.pdf.

You can download the past performance over the last 6 years from our website at https://seb.se/pow/fmk/KIID/LU/en/LU1748252209_en_01.pdf.

The details of the up-to-date remuneration policy of the Management Company, including a description of how remuneration and benefits are calculated and the identity of the persons responsible for awarding them, are available at <https://sebgrouplu/policies>, and a paper copy can be obtained free of charge upon request at the Management Company's registered office.