KEY INFORMATION DOCUMENT

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.

Nordic Real Estate

PRODUCT

Product:	Nordic Real Estate ("the Fund") - a Subfund of Formuesforvaltning Private Markets Plc - Nordic Real Estate with share class B SEK Hedged
Manufacturer name:	IQ EQ Fund Management (Ireland) Limited +353 1 673 5480
AIFM:	IQ EQ Fund Management (Ireland) Limited
Product code:	IE0001LKVDE4
Website:	https://iqeq.aifusion.io/login
Competent Authority:	The Central Bank of Ireland is responsible for the supervision of IQ EQ Fund Management (Ireland) Limited in relation to this Key Information Document. IQ EQ Fund Management (Ireland) Limited is authorised in Ireland and regulated by Central Bank of Ireland.
Domicile Country:	Ireland

Document valid as at: 28 October 2026

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

WHAT IS THIS PRODUCT?

Type:

The Fund is an alternative investment fund and a sub-fund of Formuesforvaltning Private Markets Plc (the "Company") which is an investment company incorporated in Ireland on 14 December 2006 under registration number 431649 and authorised by the Central Bank of Ireland.

Term:

This product is not subject to any fixed term.

Objectives:

The Fund seeks to invest in Underlying Funds specialising in residential and commercial real estate investments managed by leading investment managers with track records that are proven for existing funds insofar as being able to demonstrate historically high returns and top quartile performance relative to peers of the same vintage. Such Underlying Funds may be engaged directly or indirectly in residential, commercial real estate investments through loans or equity. The contacts and relationships of the Investment Manager and its affiliated entities should provide the Fund with unique access to such Investment Managers. Additional fees relating to the Underlying Funds will arise from this investment policy.

Underlying Funds will be domiciled in the European Economic Area, where such funds are subject to supervision performed by a supervisory authority set up by law to ensure the protection of investors and are structured as an ELTIF, EuVECA, EuSEF, UCITS or EU AIF managed by an EU AIFM. The Underlying Funds will primarily be open-ended partnerships or collective investment schemes, however the Fund may also invest in closed-end structures. The Fund will not invest into Underlying Funds where such an investment would significantly impact the Fund's ability to meet the annually dividend target or impact on the ability to meet redemption requests.

In selecting potential Underlying Funds, the Investment Manager will generally look to the investment strategy of the particular Underlying Fund, the quality of its advisors and other persons involved in its management (including due diligence and decision-making processes), and the robustness of the management team's deal flow. The economic terms of the investment, such as fees, carried interest, leverage and general liabilities and expenses will also be considered. The Investment Manager will also consider the loan to value ("LTV") and in particular, will focus on Underlying Funds LTV in the range of 0% - 70% of the Underlying Fund's gross asset value following the end of its investment period. On an aggregate basis, the Fund's exposure to LTV through its investments in Underlying Funds is expected to be in the range of 0% - 50%.

Other features of the product which the typical investor should know:

- The base currency of the fund will be Norwegian Kroner (NOK)
- Investors should note that the opportunities to redeem shares within the Fund's term are limited.
- Profits can be distributed or reinvested.
- The Fund is managed by IQ EQ Fund Management (Ireland) Limited.

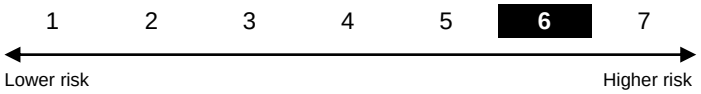
Practical information:

- The Depositary is Northern Trust Fiduciary Services (Ireland) Limited
- The Prospectus together with the Supplement, annual report and other practical information are available free of charge in English at https://iqeq.aifusion.io/login.

Intended Retail Investor:

The Fund is suitable for investors who are willing to invest for a long-term time horizon and understand that the money invested in the Fund can both increase and decrease in value and that it is not certain that the invested capital can be recovered. The investor must be assessed as having sufficient expertise, experience and knowledge to adequately understand the investment in the Fund.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?



The risk indicator assumes you keep the product for 5 years.

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 or because we are not able to pay you.

We have classified this product as class 6 out of 7, which the second highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact the capacity of the Fund to pay you.

Be aware of currency risk. If your currency is different from the currency in which the Fund is denominated, the final return you get will depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

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. Markets could develop very differently in the future.

Recommended minimum holding period: 5 years Investment 100 000 SEK		
Survival Scenarios Minimum:		**5 years** (recommended holding period)
Stress scenario	**What might you get back after costs**	**62 060 SEK**
	Average return each year	-9.1 %
Unfavourable scenario	**What might you get back after costs**	**71 370 SEK**
	Average return each year	-6.52 %
Moderate scenario	**What might you get back after costs**	**161 380 SEK**
	Average return each year	10.05 %
Favourable scenario	**What might you get back after costs**	**222 250 SEK**
	Average return each year	17.32 %

The return calculation used in the table above is adapted to the expected return for investment products where the capital is invested immediately and the product is held until a specific future date and the value at the time of investment and at the time of realization can be used to calculate the geometric average, where this will equal the time-weighted return. For a closed ended Private Real Estate fund where payments and disbursements occur at undefined milestones, money-weighted measures such as IRR will be more relevant as a return measure. In normal cases, the IRR will be higher than the return calculation in the table above because the capital will normally be invested for a shorter period than assumed in the table.

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.
The stress scenario shows what you might get back in extreme market circumstances.
*** The average return per year is calculated as follows: ((what you can get back after costs) / 100,000)^(1/ RHP) and therefore cannot be compared to the target internal return (IRR) of the fund as it is assumed that the commitment is paid in full upon entry and that total net proceeds are distributed after RHP years. An IRR that does take into account the effective timing of the capital released and repaid should therefore, ceteris paribus, be higher than the simulated return. (The target IRR for the fund is 9-12%)**

WHAT HAPPENS IF IQ EQ FUND MANAGEMENT (IRELAND) LIMITED IS UNABLE TO PAY OUT?

The Fund's assets are legally separated from the PRIIP Manufacturer's. The Fund's assets are held by the Depositary. You may face a financial loss in the event of a default, insolvency or compulsory wind-up of the Depositary. However, this risk is mitigated to a certain extent by the fact that the Depositary is required to segregate its own assets from the assets of the Fund. Losses are not covered by any investor compensation or guarantee scheme.

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.

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 performs. 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 other holding periods we have assumed the product performs as shown in the moderate scenario.
- SEK 100 000 is invested.

Investment 100 000 SEK	**If you exit after 5 years**
Total costs	**1 379 SEK**
Cost Impact	0.19 %

*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 10.23% before costs and 10.05% after costs.

Composition of Costs

One-off costs upon entry or exit		**If you exit after 5 years**
Entry costs	We do not charge an entry fee.	N/A
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	N/A
Ongoing costs		
Management fees and other administrative or operating costs	0.13% of the value of your investment per year. The investment management fee includes all costs. Note that this is an estimate.	1 379 SEK
Portfolio transaction costs	0.00% 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. Note that this is an estimate.	0 SEK
Incidental costs taken under specific conditions		
Carried Interest	This product has no performance related fee. Underlying fund managers, however, normally receive 20% of the return, after the investors have received an annual return of 8%.	N/A

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

Recommended minimum holding period: 5 years

There is limited opportunity for early liquidation of the Fund. The Fund has been established for the investment period and, except as set out below, it will not be possible to redeem units before the end of the investment period. To the extent that surplus cash is available, the directors may, in consultation with the AIFM, permit the redemption of units on a dealing day.

HOW CAN I COMPLAIN?

You can send your complaint to the AIFM as outlined below.

E-mail: manco@iqeq.com
Address: IQ EQ Fund Management (Ireland) Limited, 5th Floor, 76 Sir John Rogerson's Quay, Dublin Docklands, Dublin 2, D02 C9D0

If you have a complaint about the person that advised you about this product, or who sold it to you, IQ EQ Fund Management (Ireland) Limited will indicate where you can complain.

OTHER RELEVANT INFORMATION

- Alongside this document, we invite you to carefully consult the Prospectus and Fund Supplement.
- The past performance of this product can be found here: https://api.kneip.com/v1/documentdata/permalinks/KPP_IE0001LKVDE4_en_IE.pdf. Please note that past performance is not indicative of future performance. It cannot provide a guarantee of returns that you will receive in the future.
- The previous scenarios document for this product can be found here: https://api.kneip.com/v1/documentdata/permalinks/KMS_IE0001LKVDE4_en_IE.xlsx
- Other practical information can be found in the Prospectus. Copies of the Prospectus, Fund Supplement and latest annual report are available in English, free of charge from Northern Trust International Fund Administration Services (Ireland) Limited.