

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.

Product

Name: Heitman Global Prime Sub-Fund (the "Sub-Fund"), a sub-fund of Heitman UCITS (the "Fund")
ISIN: LU1176988159
Class: Class M Shares (Accumulating) EUR Un-hedged (the "Class")
Product manufacturer: FundPartner Solutions (Europe) S.A. (the "Management Company"), part of Pictet Group.
Website: <https://assetservices.group.pictet/asset-services/fund-library/>

Call +352 467171-1 for more information.

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising FundPartner Solutions (Europe) S.A. in relation to this Key Information Document.

This PRIIP is authorised in Luxembourg.

FundPartner Solutions (Europe) S.A. is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF).

This key information document is accurate as at 20th April 2023.

What is this product?

TYPE OF PRODUCT

The product is a Sub-Fund of Heitman UCITS, an Undertaking for Collective Investment in Transferable Securities (UCITS) incorporated as a variable capital investment company (SICAV) under the laws of Luxembourg.

TERM

The Sub-Fund is established for an unlimited duration. However, the board of directors may decide to close this product under certain circumstances.

OBJECTIVES

Objectives and investment policy

The Sub-Fund's investment objective is to achieve a return in excess of the long-term return for direct based investment portfolios in real estate.

It will be pursued by a strategy of investing in listed equity securities and equity-related securities (such as real estate investment trusts (REITs)) of public companies that own top tier real estate properties in the world's major cities.

The investment strategy offers exposure to prime global real estate assets by targeting investments in entities that have 75% of their gross asset value in major cities and are invested over 50% in prime real estate assets.

The Sub-Fund pursues three interrelated investment objectives: affording exposure to world class property assets that are unavailable or otherwise difficult to access in the private, direct market; allowing diversification over a large pool of locations, property types and management teams; and offering the potential for attractive risk-adjusted returns in a highly liquid market.

The Sub-Fund aims to hold a diversified portfolio of securities that will be equally weighted within the portfolio and rebalanced quarterly.

The Sub-Fund can invest up to 100% of its net assets in REITs and up to 10% of its net assets in undertakings for collective investment.

The Sub-Fund will not engage in repurchase agreements, reverse repurchase agreements, securities lending transactions or total return swaps.

Derivatives The Sub-Fund does not currently intend to utilise derivatives.

Benchmark The Sub-Fund is actively managed. The Sub-Fund has no benchmark index and is not managed in reference to a benchmark index.

Dividend Policy This Class is cumulative. Dividend distributions are not planned.

Share Class Currency The currency of the Class is EUR.

The recommended holding period of this product is determined to allow sufficient time for this product to reach its objectives and avoiding short term market fluctuations.

The return of the product is determined using the Net Asset Value (the "NAV") calculated by the Central administration. This return depends mainly on the market value fluctuations of the underlying investments.

INTENDED RETAIL INVESTORS

The product is reserved to employees of the Heitman Global Prime investment manager and of its affiliates, and affiliates of the Heitman Global Prime investment manager. The product is compatible with investors who may bear capital losses and who do not need capital guarantee. The product is compatible with clients looking for growing their capital and who wish to hold their investment over 5 years.

OTHER INFORMATION

Depository Pictet & Cie (Europe) S.A. (the "Depository").

Asset segregation The assets and liabilities of each sub-fund are segregated by law, which means that the performance of the assets in other sub-funds does not influence the performance of your investment.

Dealing The Net Asset Value for this Class is calculated on each Business Day, on the basis of the pricing of the preceding business day ("the Valuation Day"). For any subscription or redemption request received by the Fund, prior to 12 p.m. Luxembourg time, on the Valuation Day, the Net Asset Value calculated based on the pricing of the Valuation Day will be applicable.

Switching You may convert shares in the Fund for shares in other sub-funds of Heitman UCITS. Please refer to the prospectus for further information. The Fund offers other share classes for the categories of investors defined in its prospectus.

Additional Information More detailed information on this Sub-Fund, such as the prospectus, other classes, the key information, the latest Net Asset Value, the articles of incorporation as well as the latest annual and semi-annual report, can be obtained free of charge, in English, from the central administrator, the distributors, the Management Company or online at www.fundsquare.net.

This key information document describes the Class of one Sub-Fund of the Fund. For more information about other sub-funds, please refer to the prospectus and periodic reports that are prepared for the entire Fund.

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

Risk indicator

1	2	3	4	5	6	7
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← Lower risk Higher risk →



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

The actual risk can vary significantly if your cash in at an early stage and you may get back less.

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. The essential risks of the investment fund lie in the possibility of depreciation of the securities in which the fund is invested.

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 and a suitable proxy over the last 10 years. Markets could develop very differently in the future.

Recommended holding period (RHP): Example investment		5 years EUR 10,000		
		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 scenario	What you might get back after costs Average return each year	EUR 5,490 -45.1%	EUR 1,770 -29.3%	
Unfavourable scenario	What you might get back after costs Average return each year	EUR 7,020 -29.8%	EUR 7,930 -4.5%	This type of scenario occurred for an investment in the proxy then the product between March 2015 and March 2020.
Moderate scenario	What you might get back after costs Average return each year	EUR 10,130 1.3%	EUR 10,620 1.2%	This type of scenario occurred for an investment in the proxy then the product between February 2016 and February 2021.
Favourable scenario	What you might get back after costs Average return each year	EUR 14,380 43.8%	EUR 12,120 3.9%	This type of scenario occurred for an investment in the proxy then the product between December 2016 and December 2021.

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

What happens if FundPartner Solutions (Europe) S.A. is unable to pay out?

The Management Company is not making any payment to you in relation to this Sub-Fund and you would still be paid in case of a default from the Management Company.

The Sub-Fund's assets are held with a separate company, the Depository, so the Sub-Fund's ability to pay out would not be affected by the insolvency of the Management Company. However, in the event of the Depository's insolvency, or its delegates, the Sub-Fund may suffer a financial loss. However, this risk is mitigated to a certain extent by the fact the Depository is required by law and regulation to segregate its own assets from the assets of the Sub-Fund. The Depository will also be liable to the Sub-Fund or its investors for any loss arising from, among other things, its negligence, fraud or intentional failure properly to fulfill its obligations (subject to certain limitations).

If the Sub-Fund is terminated or wound up, the assets will be liquidated and you will receive an appropriate share of any proceeds but you may lose part or all of your investment.

There is no compensation or guarantee scheme protecting you from a default of the Depository.

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 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 other holding periods we have assumed the product performs as shown in the moderate scenario.

- EUR 10,000 is invested

We have classified this product as 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level, and poor market conditions could impact our capacity to pay you.

Please refer to the prospectus for more information on the specific risks relevant to this product not included in the summary risk indicator.

This product does not include any protection from future market performance, so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

Investment of EUR 10,000	If you exit after 1 year	If you exit after 5 years
Total costs	EUR 30	EUR 160
Annual cost impact (*)	0.3%	0.3%

(*) 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 1.5% before costs and 1.2% after costs.

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 for this Class.	EUR 0
Exit costs	We do not charge an exit fee for this Class.	EUR 0
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.17% of the value of your investment per year. This is an estimate based on actual costs over the last year.	EUR 17
Transaction costs	0.14% 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.	EUR 14
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	EUR 0

Conversions between sub-funds are subject to a commission of maximum 1.00% of the Net Asset Value of the shares to be converted.

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

Recommended holding period (RHP): 5 years.

The RHP was chosen to allow sufficient time for this product to reach its objectives and avoiding short term market fluctuations.

The Net Asset Value for this Class is calculated on each Business Day, on the basis of the pricing of the preceding business day ("the Valuation Day"). For any subscription or redemption request received by the Fund, prior to 12 p.m. Luxembourg time, on the Valuation Day, the Net Asset Value calculated based on the pricing of the Valuation Day will be applicable.

How can I complain?

In the event a natural or legal person wishes to file a complaint with the Fund in order to recognize a right or to redress a harm, the complainant should address a written request that contains description of the issue and the details at the origin of the complaint, either by email or by post, in an official language of their home country to the following address:

FundPartner Solutions (Europe) S.A.,
15 Avenue J.F. Kennedy,
L-1855 Luxembourg
pfcslux@pictet.com

<https://www.pictet.com/ch/en/legal-documents-and-notes/key-information-document-complaint-procedure>

Other relevant information

More detailed information on this Sub-Fund, such as the prospectus, the articles of incorporation, the latest annual and semi-annual report as well as the latest NAVs per share, can be obtained free of charge, in English from the central administrator, the distributors, the Fund or online at www.fundsquare.net.

The past performance over the last 7 years and the previous performance scenarios are available on the website https://download.alphaomega.lu/perfscenario_LU1176988159_LU_en.pdf