

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

Arte Collectum II AB (publ)
AIFM Capital AB, subsidiary of AIFM Group AB
ISIN: SE0022447330

For more information visit www.aifmgroup.com or call us on 0480-36 36 66.

The Swedish Financial Supervisory Authority is responsible for supervising AIFM Capital AB in relation to this Key Information Document. This PRIIP is authorised in Sweden and managed by AIFM Capital AB. AIFM Capital AB is authorised in Sweden and regulated by the Swedish Financial Supervisory Authority.

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

The Key Information Document was prepared on 2024-09-30

WHAT IS THIS PRODUCT?

Type: Alternative investment fund

Term: The debentures (the "Debentures") shall run from the date of their first issue until the date falling 6 years after the date of the first issue at the latest, at which time the funds raised under the fund's debenture programme (the "Programme") shall be repaid. The board of directors of the fund has the right to decide to extend the repayment period by a maximum of 2 years from the date falling 6 years from the date of the first issue of the Debentures. The Debentures are not accompanied by any right of early redemption or any form of conversion.

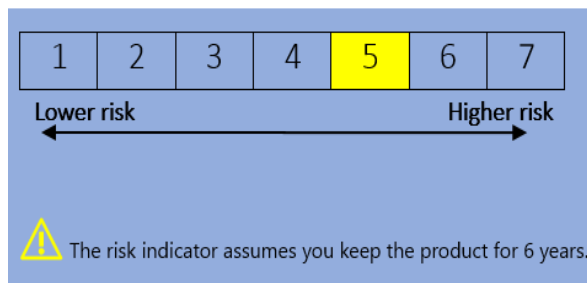
Objectives: The fund is an alternative investment fund incorporated as a limited liability company. The fund is governed by the Swedish Companies Act and the Swedish Alternative Investment Fund Managers Act. In the event of the fund's bankruptcy, investors risk not more than the capital invested. The fund does not apply risk spreading or the specific requirements on redemption of fund units that apply to mutual funds. The fund's units consist of the Debentures, which govern the repayment and return of the fund. The Debentures are issued by the fund in order to raise capital for investment in paintings, photographs, prints, sculptures and other types of artworks which, in the opinion of the fund, have strong indications of future value growth over the next 5–10 years. The fund's objective is to generate a return of 100 per cent of invested capital after 6 years (after fees), corresponding to an annual return of approximately 12 per cent per year. The fund's operations will start in 2024 and the fund will have a duration of 6 years with the possibility of extension by a maximum of 2 years. The fund may seek additional financing from external lenders to create financial leverage in the portfolio, in order to increase the fund's return. The fund may also enter into hedging transactions to protect itself against currency fluctuations. The fund will be wound up after six years at the earliest, after which the fund's capital will be distributed in accordance with the fund's general terms and conditions for the Debentures. If the investments perform favourably, the intention is that investors will receive repayment of the nominal amount of the Debentures plus profit sharing. The fund's return is determined by how the holdings in which the fund invests increase or decrease in value during the holding period. Redemption takes place in connection with the fund's liquidation. The Debentures are listed on the Nordic AIF segment of NGM Main Regulated and trading in the Debentures can normally take place on all business days. The fund has no benchmark index.

Intended retail investor: This fund may be suitable for savers who plan to hold their investment for at least 6 years and who recognise that the amount invested in the fund may increase or decrease in value and that there is no guarantee that the full amount invested will be recovered.

Other: The depositary is Intertrust Depositary Services (Sweden) AB. The annual report, half-yearly report, information memorandum, latest share value and other practical information are available free of charge in Swedish at <https://aifmgroup.com/arte-collectum-ii/>.

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 market. We have classified this product as 5 out of 7, which is a medium-high risk class. This means that the fund has a medium-high risk of ups and downs in the value of the Debentures. The indicator mainly reflects the ups and downs of the holdings in which the fund invests.

Risks not captured by the risk indicator include: Liquidity risk, in extreme stock market conditions there is a risk of not being able to withdraw the money from the fund within the agreed time. Counterparty risk, the risk of loss due to the inability of the counterparty to fulfil its obligations in accordance with the

agreed terms and conditions, for example not delivering securities or cash. Operational risk, delays and errors in processes, political decisions, decisions by authorities etc. can have a negative impact on the fund.

This product does not include any protection from future market performance so you could lose some or all of your investment.

The Debentures do not come with any early redemption rights.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Performance Scenarios

What you get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

Recommended holding period:		6 years	
Example Investment:		SEK 100,000	
Scenarios		If you exit after 1 year	If you exit after 6 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	SEK 34,400	SEK 18,850
	Average return each year	-65.60%	-24.28%
Unfavourable	What you might get back after costs	SEK 73,690	SEK 73,230
	Average return each year	-26.31%	-5.06%
Moderate	What you might get back after costs	SEK 97,420	SEK 111,970
	Average return each year	-2.58%	1.90%
Favourable	What you might get back after costs	SEK 136,000	SEK 145,010
	Average return each year	36.00%	6.39%

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your adviser or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. The unfavourable scenario occurred for an investment between 2018.05–2024.04, the moderate scenario occurred for an investment between 2016.05–2022.05, and the favourable scenario occurred for an investment between 2014.04–2020.04. Markets could develop very differently in the future. The stress scenario shows what you might get back in extreme market circumstances.

WHAT HAPPENS IF AIFM CAPITAL AB IS UNABLE TO PAY OUT?

By law, the fund's assets cannot be held in custody by the AIFM. Instead, each fund must have a separate depository that takes care of the custody of the fund's assets. In the event of the bankruptcy of the AIFM, the management of the fund is taken over by the depository. There is no 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.

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 recommended holding period of the product, we have assumed the product performs as shown in the moderate scenario.
- SEK 100,000 is invested.

	If you exit after 1 year	If you exit after 6 years
Total costs	SEK 3,330	SEK 21,159
Annual cost impact *	3.33%	3.33%

* 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 5.23% before costs and 1.90% 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

The amounts in SEK are based on an investment of SEK 100,000.

		If you exit after 1 year
One-off costs upon entry or exit		
Entry costs	We do not charge an entry fee.	SEK 0
Exit costs	We do not charge an exit fee.	SEK 0
Ongoing costs		
Management fees and other administrative or operational costs	2.50%* of the value of your investment per year. This is an estimate based on actual costs over the last year.	SEK 2,500*
Transaction costs	0.83% 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.	SEK 830
Incidental costs taken under specific conditions		
Performance fees	The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last five years. A charge of 20.00% is levied on profits above the minimum rate of 6% on invested capital (excess profits). The calculation and, where applicable, the charge will be made when the fund is wound up.	SEK 0

*The fee shows how much you pay for administration, management and risk management and other costs of the fund. The fee may vary slightly from year to year.

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

Recommended holding period: 6 years

The fund will be wound up after 6 years at the earliest, after which the capital of the fund will be distributed in accordance with the fund's general terms and conditions for the Debentures. If the investments perform favourably, the intention is that investors will receive repayment of the nominal amount of the Debentures plus profit sharing. The fund is suitable for a medium to long investment horizon. You should be prepared to hold your investment for at least 6 years.

HOW CAN I COMPLAIN?

If you wish to make a complaint about the fund, you can contact the person who advised you on or sold you the product. You can also contact the AIFM at www.aifmgroup.se or write to info@aifm.se or AIFM Group, Box 902, 392 33 Kalmar.

OTHER RELEVANT INFORMATION

Full details of the fund are contained in the fund's information memorandum which is available on the AIFM's website (www.aifmgroup.se) together with, inter alia, the current version of this Key Information Document, the fund's annual and half-yearly reports and information on charges for previous periods. Past performance: Past performance information for up to the last 10 years will be available here, when available: <https://aifmgroup.com/arte-collectum-ii/>. Performance scenarios: Previous performance scenario information will be available here, when available: <https://aifmgroup.com/arte-collectum-ii/>.