Key Information Document (KID)

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.

The Fund

Name	Raiffeisen Real Estate Fund share class "D"
Identifier	ISIN: HU0000717954
Harmonization	The Fund is an alternative investment fund (AIF) harmonized on the basis of the AIFM directive (Directive 2011/61/EU of the European Parliament and the Council of 8 June 2011 on alternative investment fund managers, as well as Directives 2003/71/EC and 2009/65/EC, as well as 1060/2009 /EC and amending Regulation 1095/2010/EU).
Fund Manager	Raiffeisen Investment Fund Management Ltd., a member of the Raiffeisen Bank group. Website address: alapok.raiffeisen.hu Call 36 80 488 588 for more information.
Competent authority	Raiffeisen Investment Fund Management Ltd. is licensed in Hungary and supervised by the Hungarian National Bank.
Date and time of production	22 June 2026

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

What is this product?

Type

Public, open-end alternative investment fund, real estate fund

Objectives

The Fund is a fund that implements direct real estate investments, its primary purpose is to operate the real estate portfolio through leasing. The Fund Manager also strives to achieve value growth to a lesser extent. The goal of the Fund is also to exceed a predetermined and annually revised return target (hurdle rate). When compiling the real estate portfolio, representing at least 40% of the total capital of the Fund, the Fund Manager invests in office, retail, industrial and logistics real estate. The fund makes its real estate investments primarily in Budapest and its catchment area, and secondarily in major domestic cities and other rural settlements. To ensure the Fund's liquidity, the Fund Manager invests the Fund's assets other than real estate in deposits and at least 10% of its assets in government securities. The Investors can realize the Fund's capital gain by redeeming the fund units, but the Fund Manager can also decide to pay the Fund's capital gain in the form of a dividend.

The Fund's investment units can be purchased and redeemed on every distribution day. Every bank business day ('banking day') is a distribution day, with the exception of those banking days on which the distributor declares a distribution holiday in accordance with legal regulations or the distribution is suspended due to extraordinary circumstances.

The Fund Manager has established an upper limit for the quantity of share class "D" fund units in circulation (number of maximum outstanding units), if the number of units in the share class has reached or exceeded this maximum on a given distribution day, the marketing of the units will be suspended from the following distribution day until the number of units falls below the set maximum again and the Fund Manager orders the start of marketing.

Intended retail investor

The Fund's investment certificates are marketed in Hungary to resident and - with the exception of US persons - to non-resident natural and legal persons, as well as to business companies without legal personality. The product is intended to be offered to retail investors who fulfil all of the criteria below

- they have an above average financial knowledge and risk tolerance and an investment time horizon of at least 5 years, and have the ability to understand the product and its possible risks and rewards, either independently or through professional advice;
- they consider real estate investments, characterized by high capital requirements, low market liquidity that ceases in certain periods and high additional costs, a safer form of investment than alternative investment options, despite the more limited liquidity of real estate investments;
- they accept the risk that the Fund Manager or the custodian could fail to pay or perform its obligations under the product, and they are able to bear a total loss of their investment.

The product is not intended to be offered to retail clients who do not fulfil these criteria.

Custodian

The custodian bank of the Fund is Raiffeisen Bank Zrt.

Expiration

The Fund has an indefinite term and has no expiry date.

The initiation of termination proceedings against the Fund may be decided by the Fund Manager or the Supervisory Authority. It is mandatory to initiate the procedure, a) if the Fund's net asset value does not reach HUF 20 million on average over a period of 3 months; b) if the Fund's net asset value has become negative; c) if the Fund Manager's activity license has been revoked by the Supervisory Authority, d) if the Supervisory Authority has obliged the Fund Manager to hand over the management of the Fund, however, no investment fund manager takes over the management of the Fund, e) if the conditions for continuous distribution are still not ensured after the termination of the suspension of the continuous distribution of the investment units or the redemption of the investment units. In the above cases, the Investment Fund Manager is entitled to unilaterally terminate the Fund.

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

Risk indicator



The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less than the amount invested. You may not be able to sell the product easily, or you may have to sell it at a price that significantly affects how much you get back.

The summary risk indicator can help you assess the risk related to this product in comparison with other products. It shows how high the probability is that you lose money with this product if the markets develop in a certain way or we are not able to pay you out.
We have classified this product as 6 out of 7, which is 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 our capacity to pay you. Tax laws that affect you may affect the actual payout.
As the currency of the country in which you purchased this product is different from the currency of the product, please be aware of the exchange rate risk. You receive payouts in a different currency, so the final return you receive depends on the exchange rate between the two currencies. This risk is not taken into account in the above indicator.
Risk elements that are not fully expressed by the aggregated risk indicator, but are of decisive importance from the Fund's point of view: liquidity, operational and counterparty risk. If the Fund's liquidity is threatened, the redemption of investment units may be suspended, for a period of up to 1 year, which may be extended by another 1 year by the Supervisory Authority. Regardless of your intentions, this can significantly increase the necessary holding time.
This product does not include protection against future market performance, so you may lose all or part of your investment. If the custodian of the Fund is unable to make the payment due to you, you may lose your entire investment. However, you can make use of the consumer protection system (see the section 'What happens if the Fund Manager is unable to pay out'). The above indicator does not take this protection into account.
For detailed information about all risks relating to the Fund please refer to the risk sections of the Prospectus and any supplements thereto as specified in the section "Other relevant information" below.

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 unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Product over the last 10 years. The stress scenario shows what you might get back in extreme market circumstances. Markets could develop very differently in the future.

Recommended holding period:		***5 years***	
Example investment:		***EUR 10 000***	
Scenarios		***If you exit after 1 year***	***If you exit after 5 years***
Minimum	**There is no minimum guaranteed amount. You could lose some or all of your investment.**		
Stress	**What you might get back after costs**	EUR 6 330	EUR 6 810
	Average return each year	-36.70%	-7.40%
Unfavourable[1]	**What you might get back after costs**	EUR 8 400	EUR 8 710
	Average return each year	-16.00%	-2.72%
Moderate [2]	**What you might get back after costs**	EUR 9 120	EUR 10 960
	Average return each year	-8.80%	1.85%
Favourable[3]	**What you might get back after costs**	EUR 9 880	EUR 12 950
	Average return each year	-1.20%	5.31%

[1] This type of scenario occurred for an investment between 09-30-2023 and 09-30-2024 with a recommended holding time adverse scenario start date of 09-30-2023 and end date of 04-30-2026.
[2] This type of scenario occurred for an investment between 06-30-2019 and 06-30-2020 with a recommended holding time adverse scenario start date of 11-30-2018 and end date of 11-30-2023.
[3] This type of scenario occurred for an investment between 03-31-2018 and 03-31-2019 with a recommended holding time adverse scenario start date of 04-30-2016 and end date of 04-30-2021.
The scenarios were prepared by combining the historical price data of the present share class and the reference values formed from the historical price data of the Fund's share class "A" adjusted for the effect of the exchange rate changes. 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 happens if the Fund Manager is unable to pay out?

The custodian of the Fund's assets is Raiffeisen Bank Zrt., which keeps the Fund's assets separate from its own and the Fund Manager's assets. If the Fund Manager were to go bankrupt, the Fund's assets would not be affected, the custodian would liquidate the Fund's assets and pay them to the investors. The custodian is liable to the Fund and its investors for any losses caused by negligent or intentional failure to perform its safekeeping or recordkeeping obligation. The custodian is a member of BEVA. This institution of compensation is intended to mitigate the damages that investors may suffer as a result of the BEVA member with whom they deposited securities or money not being able to fulfill their legitimate claim. The Fund is not subject to any legal or other deposit guarantee.

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.
- EUR 10 000 is invested.

Scenarios	If you exit after 1 year	If you exit after 5 years
Total cost	EUR 1 688	EUR 4 228
Annual cost impact*	16.88%	8.72% every year

* This illustrates how costs reduce your returns annually over the holding period. For example, this shows that if you exit at the recommended holding period, your average annual return is expected to be 8.72% before expenses and 1.85% after expenses.

We may share part of the costs with the person selling you the product to cover the services they provide to you. These figures include the maximum distribution fee that the person selling you the product may charge (10% of amount invested / EUR 1 000). This person will inform you of the actual distribution fee.

Composition of costs		
One-off costs upon entry or exit		**If you exit after 1 year**
Entry cost	10% of the amount you pay in when entering this investment. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	Up to EUR 1 000
Exit cost	3% of your investment before it is paid out to you. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	Up to EUR 300
Ongoing costs taken each year		
Management fees and other administrative or operating costs	3.72% of the value of your investment per year. This is an estimate based on actual costs over the last year.	EUR 300
Transaction costs	0.05% 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 5
Incidental costs taken under specific conditions		
Performance fees	The actual amount will vary depending on how well your investment performs. The aggregated cost estimation includes the average fee over the last 5 years.	EUR 11

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

Recommended holding period: 5 years

The risk classification of the product is the second highest due to the limited liquidity of the underlying assets, the recommended holding period corresponds to this.

The Fund is a public, open-ended fund, therefore the distributor is obliged to accept redemption orders for the investment unit and to provide a distribution settlement day on every banking day (distribution day), except in cases of suspension and interruption of the distribution of investment units, and the interruption of the distributor's customer service. When redeeming investment units, the distributor may charge a 2% penalty commission in addition to the above fees. A penalty fee is charged if:

a) less than 365 calendar days have passed between the purchase and redemption of the investment units;

b) the HUF value of the units to be redeemed by the investor exceeds HUF 100 000 000, i.e. one hundred million forints, and the investor has not notified the Fund Manager of his request in writing at least 30 calendar days prior to the redemption (indicating the amount, the distributor and the date).

Because of the above, your actual cost may increase significantly if you hold your investment for less than 365 calendar days, or if you fail to comply with the above reporting requirements, and you may receive a smaller amount back.

How can I complain?

Verbal complaint

(a) in person: at the location of the central administration of the Fund Manager (1133 Budapest, Váci Street 116-118), every working day, during the working hours and opening hours of the Fund Manager (between 9:00 a.m. and 5:00 p.m.);

(b) by telephone: via the Raiffeisen Direct telephone customer service at +36 80 488 588 (0-24 hours, every day of the week).

Written complaint

(a) by fax: at the fax number 484-4444, addressed to Raiffeisen Bank, Central Complaints Management Group;

(b) by post: addressed to the Raiffeisen Bank, Central Complaints Management Group (Budapest, 1700)

(c) in person or by someone else - by means of a document delivered to the central administration of the Fund Manager (1133 Budapest, Váci Street 116-118.), on working days between 9.00 a.m. and 5:00 p.m.;

(d) by electronic mail: sent to info@raiffeisen.hu.

Other relevant information

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the product and is no substitute for professional advisory services provided by the bank or your advisor.

Before purchasing the Fund's investment units, we recommend that you familiarize yourself with the Fund's Prospectus.

Places of publication: this document, the Prospectus, the daily net asset value data, the annual and semi-annual reports, as well as the official announcements can be viewed free of charge in Hungarian at the distribution points, at the Fund Manager's headquarter, on the Fund Manager's website (alapok.raiffeisen.hu), on the website of Raiffeisen Bank Zrt., acting as the leading distributor (www.raiffeisen.hu), and on the website kozzetetelek.mnb.hu.

Information on the Fund's past performance over the past 10 years and calculations related to previous performance scenarios can be found at the following link: https://alapok.raiffeisen.hu/aktualis/priips_teljesitmeny and https://alapok.raiffeisen.hu/aktualis/ priips_script.