

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

Product Name: Global Real Estate Securities Sustainable Fund, Z Acc EUR Shares

ISIN: LU0277139639

Website: www.abrdrn.com

Telephone: (+352) 46 40 10 820

This fund is managed by abrdrn Investments Luxembourg S.A., a firm authorised and regulated by the Commission de Surveillance du Secteur Financier (CSSF) in Luxembourg.

Document published: 30/9/2024

What is this product?

Type

Global Real Estate Securities Sustainable Fund (the "Fund") is a Euro denominated sub-fund of a SICAV (société d'investissement à capital variable), abrdrn SICAV II, incorporated in Luxembourg.

Term

abrdrn SICAV II (the "Company") has no maturity date. The Fund and the Company may not be unilaterally terminated by abrdrn Investments Luxembourg S.A.

Objective

The Fund aims to provide long term growth from a combination of income and capital growth by investing in listed real estate investment trusts (REITs) and companies principally engaged in real estate activities (together "Real Estate Companies") on a global basis, which adhere to the abrdrn Global Real Estate Securities Sustainable Investment Approach (the "Investment Approach").

The Fund aims to outperform the FTSE EPRA Nareit Developed Net Return Index (EUR) benchmark before charges.

Portfolio Securities

- The fund invests at least 90% in listed closed ended real estate investment trusts ("REITs") or securities and companies principally engaged in real estate activities on a global basis.
- Investment in all Real Estate Companies will follow the Investment Approach.
- The Fund aims to have a positive tilt towards sustainable leaders with at least 50% of the fund invested in companies with best in class ESG credentials addressing global environmental and societal challenges ("Sustainable leaders"). As a minimum, Real Estate Companies will be expected to have ESG credentials that are considered average within the region they operate to be considered for investment.
- The abrdrn ESG House Score is used to quantitatively identify and exclude those companies exposed to the highest ESG risks. Additionally, abrdrn apply a set of company exclusions to rule out a narrow, defined list of unacceptable activities and behaviours which are related to the UN Global Compact, State Owned Enterprises (SOE), Weapons, Tobacco, Thermal Coal, Oil & Gas and Electricity Generation. Taken together, the fund will exclude at least 20% of the benchmark investment universe. More detail on this overall process is captured within the Investment Approach, which is published at www.abrdrn.com under "Fund Centre".
- Financial derivative instruments, money-market instruments and cash may not adhere to this approach.

Management Process

- The Fund is actively managed.
- The Fund promotes environmental and social characteristics but does not have a sustainable investment objective. Investment in REITs or securities and companies principally engaged in real estate activities will follow the Investment Approach. Through the application of this approach the fund commits to having a minimum of 40% in Sustainable Investments. It also targets an ESG rating that is better than the benchmark.
- Engagement with external company management teams is used to evaluate the ownership structures, governance and management quality of those companies in order to inform portfolio construction.
- The benchmark is used as a reference point for portfolio construction and as a basis for setting risk constraints but does not incorporate any sustainable criteria.
- In order to achieve its objective, the fund will take positions whose weightings diverge from the benchmark and may invest in securities which are not included in the benchmark. The investments of the Fund may deviate significantly from the components of and their respective weightings in the benchmark.
- Due to the Fund's risk constraints, the Fund's performance profile is not ordinarily expected to deviate significantly from that of the benchmark over the longer term.

Derivatives and Techniques

- The Fund may utilise financial derivative instruments for hedging and/or investment purposes, or to manage foreign exchange risks, subject to the conditions and within the limits laid down by applicable laws and regulations. The use of derivatives for hedging and/or investment purposes is expected to be very limited, mainly in those cases where there are significant inflows into the Fund so that cash can be invested while the Fund's investments in listed closed ended REITs or securities and companies principally engaged in real estate activities is maintained.

This fund is subject to Article 8 of the Sustainable Finance Disclosure Regulation ("SFDR").

Investors in the fund may buy and sell shares on any dealing day (as defined in the Prospectus). If you invest in income shares, income from investments in the fund will be paid out to you. If you invest in accumulation shares, income will be added to the value of your shares.

Intended Retail Investor

Investors with basic investment knowledge. Investors who can accept large short term losses. Investors wanting income with growth over the longer term (5 years or more). The Fund has specific and generic risks with a risk rating as per the risk indicator. The Fund is intended for general sale to retail and professional investors through all distribution channels with or without professional advice.

The Fund's depository is Citibank Europe plc Luxembourg Branch. The prospectus, the articles of association, the annual reports and interim reports may be obtained free of charge from our website or via the contact details in 'Other relevant information'. All documents are available in English and German; the prospectus is also available in French and Italian. For further information about abrdrn SICAV II, including the latest share prices, please visit www.abrdrn.com.

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 you sell it at an earlier stage. The value of investments and the income from them can go down as well as up, and you may get back less than you invested.

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 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.

Where the currency of the country where you are resident is different to the currency of the product, **please 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.

Further information on risks is detailed in the prospectus available at www.abrdn.com or on request from the management company.

This product does not include any protection from future market performance or any capital guarantee against credit risk, so you could lose some or all of your investment.

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 / a suitable benchmark over the last 10 years. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period:		5 years	
Example Investment:		10,000 EUR	
		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	What you might get back after costs	1,860 EUR	1,970 EUR
	Average return each year	-81.4%	-27.7%
Unfavourable	What you might get back after costs	7,160 EUR	8,200 EUR
	Average return each year	-28.4%	-3.9%
Moderate	What you might get back after costs	9,710 EUR	11,260 EUR
	Average return each year	-2.9%	2.4%
Favourable	What you might get back after costs	13,450 EUR	14,720 EUR
	Average return each year	34.5%	8.0%

The figures shown include all the costs of the product itself, and includes the costs of 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 unfavourable scenario occurred for an investment between May 2022 and August 2024 . The moderate scenario occurred for an investment between June 2016 and May 2021. The favourable scenario occurred for an investment between October 2014 and September 2019.

What happens if the Company is unable to pay out?

There is no financial compensation scheme for retail investors in SICAVs domiciled in Luxembourg. In the absence of a compensation scheme applicable to investments in the Fund, investors may face a financial loss of up to their entire investment amount.

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
- 10,000 EUR is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	535 EUR	801 EUR
Annual cost impact (*)	5.3%	1.4% each year

* 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 3.8% before costs and 2.4% 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	5.00% 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 500 EUR
Exit costs	We do not charge an exit fee for this product.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.12% of the value of your investment per year. This is an estimate based on actual costs over the last year and includes any known future changes.	12 EUR
Transaction costs	0.23% 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.	23 EUR
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	

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

Recommended holding period: 5 years

This product has no required minimum holding period but you should have an investment time horizon of at least 5 years. You may buy or sell shares in the product, without penalty, on any normal business day as set out in the prospectus. Please contact your broker, financial adviser or distributor for information on any costs and charges relating to the purchase or sale of the shares.

How can I complain?

If you wish to complain, you may do so by letter to abrDN Investments Luxembourg S.A. Shareholder Service Centre, c/o International Financial Data Services (Luxembourg) S.A., 49 Avenue J.F. Kennedy, L-1855 Luxembourg, Luxembourg; by email to asi_luxembourgcs@statestreet.com; or by telephone 00 352 464 010 820 or 01224 425255 (from the UK).

Other relevant information

This document describes only one share class; other share classes are available. The facility to switch into another share class within this fund or any other fund, is subject to the availability, compliance with any eligibility requirements and/or other specific conditions or restrictions attached to this fund or any other fund within abrDN SICAV II. Please see the prospectus for more details.

abrDN Investments Luxembourg S.A. may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus for the Fund.

Further information on this fund or abrDN Investments Luxembourg S.A. (including the remuneration policy) is available at www.abrDN.com and can also be obtained from abrDN Investments Luxembourg S.A., 35a, Avenue J.F. Kennedy, L-1855 Luxembourg. Telephone: (+352) 46 40 10 820. Email: asi_luxembourgcs@statestreet.com.

Please refer to www.abrDN.com/kid-hub for further information including previous performance scenario calculations and past performance. The website shows 10 years of past performance data for this product.

The representative and paying agent in Switzerland is BNP PARIBAS, Paris, Zurich branch, Selnaustrasse 16, 8002 Zurich, Switzerland.

Starting from 1 October 2024, the Swiss representative will be FIRST INDEPENDENT FUND SERVICES LTD., Feldeggstrasse 12, 8008 Zurich, Switzerland.

Starting from 1 October 2024, the Swiss paying agent will be NPB New Private Bank Ltd, Limmatquai 1, 8001 Zurich, Switzerland.

Until and including 30 September 2024, the Prospectus, the Key Information Documents, the Articles of Incorporation and the annual and interim reports of the Company may be obtained free of charge from the Company's current representative in Switzerland, BNP PARIBAS, Paris, Zurich branch and starting from 1 October 2024 may be obtained from the Company's new representative in Switzerland, FIRST INDEPENDENT FUND SERVICES LTD.