LA FRANÇAISE

Key investor information

This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

La Française LUX - Forum Global Real Estate Securities - Class R Euro Distribution-LU1013051393

A share class of La Française LUX - Forum Global Real Estate Securities (the "Fund"), a sub-fund of the UCITS La Française LUX (The "UCITS")
The Fund is managed by La Française AM International, part of La Française group of companies

OBJECTIVES AND INVESTMENT POLICY

The objective of the Fund is to achieve-income and long-term capital growth (total return). Specifically, the Fund seeks to achieve an annualised return of 5% (net of fees) over any given 5-year period, with lower volatility than the real estate benchmark, FTSE EPRA/NAREIT Developed TR in EUR.

The Fund invests mainly in equities of real estate investment trusts (REITs) which qualify as transferable security within the meaning of the 2010 Law and applicable regulations and other real estate companies from anywhere in the world, including emerging markets.

Specifically, the Fund invests at least 60% of net assets in equities and equity-related securities issued by companies, including real estate investment trusts (REITs), that generate at least 50% of gross revenues or net profits from, or have 50% of their assets in, real estate or related activities. Examples of these activities include owning, developing, building, financing, managing and marketing real estate, whether commercial, industrial or residential.

The Fund may invest in, or be exposed to, the following investments up to the percentage of net assets indicated:

- preferred stocks: 10%
- bonds from issuers in the real estate sector: 10%
- money market instruments: 10%
- UCITS/other UCIs: 10%

The Fund may also invest in credit notes.

The Fund may hold cash and cash equivalents on an ancillary basis. These may include monetary UCIs or UCIs whose investment's overall weighted maturity or rate reset frequency does not exceed 12 months.

You can buy and sell shares of the Fund on any business day on which banks are normally open in Luxembourg.

The income generated by the share Class R Euro Distribution is distributed.

Recommendation: This Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

RISK AND REWARD PROFILE

Lower risk — Higher risk

Typically lower rewards — Typically higher rewards

1	2	3	**4**	5	6	7

Risk and Reward Profile: The SRRI (Synthetic Risk and Reward Indicator) demonstrates where the Fund ranks in terms of its potential risk and return. The higher the Fund's position on this scale, the greater possible reward, but also the greater risk of losing money.

The risk category is 4, which reflects the risk of investing in equity securities of REITs and other real estate companies in developed and emerging markets, in all sectors.

We bring your attention to the fact that:

- Historical data used in calculating the SRRI may not be a reliable indication of the future risk profile of the Fund.
- The risk indicator shown above is not guaranteed and it may shift over time. The lowest category does not mean a risk free investment.

Risks materially relevant to the Fund which are not adequately captured in the indicator:

Liquidity risk: liquidity risk exists when particular investments are difficult to purchase or sell. This can reduce the Fund's returns because the Fund may be unable to transact at advantageous times or prices.

Credit risk: the Fund can invest in debt securities. There is a risk that the issuer may default. The likelihood of this happening will depend on the credit-worthiness of the issuer.

Interest rate risk: an increase in interest rates may cause the value of fixed income securities held by the Fund to decline. Bonds prices and yield have an inverse relationship, when the price of a bond falls the yield rises.

Risk linked to the impact of management techniques: risk of increased losses owing to the use of financial futures instruments such as OTC financial agreements, and/or the temporary acquisition and transfer of securities, and/or futures contracts, and/or derivative instruments. This risk may lower the net asset value.

Real estate related securities risk: The value of the underlying real estate may go down and many factors may affect real estate values and the value of the securities the Fund buys will not necessarily track the value of the underlying investments of the issuers of such securities.

Investments in small and mids caps: Small and mid cap companies normally have more limited product lines, markets and financial resources and are dependent upon a more limited management group than larger ones. Information on such companies may be more difficult to obtain.

CHARGES

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

ONE-OFF CHARGES TAKEN BEFORE OR AFTER YOU INVEST	
Entry charge	5.00%
Exit charge	None

This is the maximum that might be taken out of your money before it is invested and/or before the proceeds of your investment are paid out.
The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial adviser.

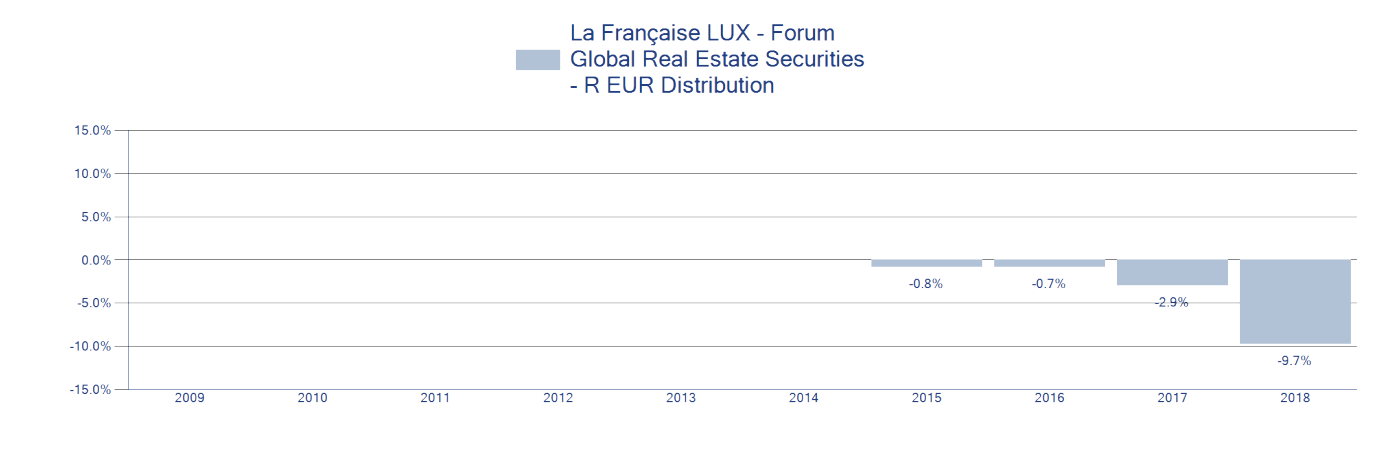
CHARGES TAKEN FROM THE FUND OVER A YEAR	
Ongoing charges	2.77%

The ongoing charges figure is based on expenses for the year ending 31/12/2018. This figure may vary from year to year.

CHARGES TAKEN FROM THE FUND UNDER CERTAIN SPECIFIC CONDITIONS	
Performance fee	None

For more information about charges, please refer to the UCITS' prospectus, which is available at the registered office of the UCITS.

PAST PERFORMANCE



The Fund came into existence during the year 2014.
The past performance of this share class has been calculated in EUR, taking into account all charges and costs except for entry charges.
Past performance is not a reliable indicator of future results.

PRACTICAL INFORMATION

Depositary: BNP Paribas Securities Services, Luxembourg Branch
Further information about the Fund and English copies of annual reports, semi annual reports and prospectus can be obtained free of charge upon request at the UCITS registered office.
Other practical information, including the latest prices of units, is made available to the public at the UCITS registered office or on www.la-francaise.com
The up-to-date remuneration policy of La Française AM International, including, but not limited to, a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits, including the composition of the remuneration committee, is made available at http://lfgrou.pe/xxDHv0. A paper copy is available free of charge upon request at the La Française AM International's registered office
The present document describes a share-class of a sub-fund of the UCITS. Then prospectus and the periodic reports are prepared for the entire UCITS named at the beginning of this key investor information document.
The tax legislation of the UCITS may have an impact on your personal tax position.

La Française AM International 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 UCITS.
Each sub-fund corresponds to a distinct part of the assets and liabilities of the UCITS.
You have the right to convert your shares into shares of another existing class of the Fund. Information about how to exercise this right can be obtained at the UCITS registered office or on www.la-francaise.com.
You can obtain information on the share-classes that are marketed in a specific country at the registered office of the UCITS or on www.la-francaise.com.
This Fund is authorised in Luxembourg and regulated by the CSSF (Commission de Surveillance du Secteur Financier).
La Française AM International is authorised in Luxembourg and regulated by the CSSF.
This key investor information is accurate as at 13/02/2019.