

The French version of this document, the official Swiss version approved by the Swiss Financial Market Supervisory Authority (FINMA), shall, in any circumstance, take precedence over this simple English translation. Considered a commercial document, the English translation must be provided to the investor together with the corresponding official Swiss French version. This document provides you with key investor information about this fund. The information provided will help you understand the nature and the risks of investing in this fund. You are advised to read this document so that you can make an informed decision about whether to invest.

LYXOR UCITS ETF FTSE EPRA/NAREIT UNITED STATES - D-EUR (the "Fund")

ISIN: FR0010833566 - Collective investment scheme domiciled in FRANCE (FCP)

Managed by Lyxor International Asset Management ("LIAM")

Objectives and investment policy

The investment objective is to track both the upward and downward evolution of the EPRA/NAREIT US NET \$ Index (Bloomberg code: TRNUSU) representative of listed real estate companies from the US market ("Benchmark Index").

The anticipated ex-post tracking error under normal market conditions is 0.10%.

The Fund seeks to achieve its objective via indirect replication, i.e. by entering into an over-the-counter swap contract (forward financial instrument, the "FDI"). The Fund will invest in a diversified portfolio of international equities, the performance of which will be swapped against that of the Benchmark Index via the FDI.

An up-to-date breakdown of the Fund's investment portfolio is provided on the website www.lyxoretf.com. The indicative net asset value is also shown on the Fund's Reuters and Bloomberg pages, and may also be mentioned on the websites for markets where the Fund is listed.

The unit currency is the euro (EUR).

- **Financial instrument investments:** international equities, FDI, UCITS, other financial instruments.
- **Recommended investment period:** this Fund may not be appropriate for investors who plan to withdraw their investment within a timeframe of less than 5 years.
- **Classification:** International Equities.
- **Dividend policy:** the Fund distributes and/or reinvests its distributable amounts.
- **Net asset value:** on a daily basis, providing that the stock exchanges where it is listed are open for trading and orders can be covered.
- **Redemption:** Investors may redeem their units on the primary market on every valuation day before 6.30 pm, and sell their units on the secondary market at any time during trading hours on the exchanges where the Fund is listed.

Risk and return profile



The risk category mentioned above is based on historical data and is not representative of future categorization. As a result, this risk estimation may not be a reliable indicator of future risk and may be subject to change over time. The lowest category does not mean risk free investment. Resulting from its exposure to the Benchmark Index, the Fund has been classified within category 6. Category 6 indicates that it is possible to suffer a severe loss of capital under normal market conditions; the value of your investment may change substantially and experience quite large daily upside or downside variations.

Material risks for the Fund not covered by the above indicator, which could lead to a decrease in the net asset value of the Fund, and which the Fund is authorised to disclose in this document (for more details about risks, please refer to the Risk Profile section of the prospectus):

- **Counterparty risk:** The Fund is exposed to the risk of bankruptcy, or any other type of default of the counterparty related to any trading transaction entered into by the Fund. According to the UCITS regulations, this risk cannot exceed 10% of the total of the Fund's assets, for a given counterparty.
- **Risk of using FDI:** In order to reach its investment objective, the Fund enters into over-the-counter FDI which provide the performance of the Benchmark Index. The FDI could be affected by various risks such as change in law or tax events.

INFORMATION INTENDED FOR INVESTORS IN SWITZERLAND

- Swiss representative and payment service in Switzerland

Société Générale, Paris, Zurich branch, Talacker 50, Case postale 1928, 8021 Zurich, functions as representative of the Fund in Switzerland.

Société Générale, Paris, Zurich branch, also provides the payment service on the account of the Fund in Switzerland.

- Distribution location of key documents

The prospectus and the Key Investor Information Document, the articles of association/contract of the Fund and the annual and semi-annual reports of the Fund can be obtained without charge on request from the registered office of the Swiss Representative.

- Publications

In Switzerland, Fund publications or notifications will be available on the electronic platform www.fundinfo.com.

The net asset value per unit with the note "fees not included" will be published every working day on the electronic platform www.fundinfo.com.

Fees

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

For any additional information regarding charges, please refer to the relevant charges section of the Fund prospectus, available at www.lyxoretf.com.

One-off fees charged before or after you invest	
Entry Charge applicable on primary market only	At most, the highest between (i) 50,000 Euro per subscription request and (ii) 5% of the net asset value per unit multiplied by the number of units subscribed.
Exit Charge applicable on primary market only	At most, the highest between (i) 50,000 euros per redemption request and (ii) 5% of the net asset value per unit multiplied by the number of units redeemed.
On the primary market, this is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out. In some cases, investors may pay less. Investors can find out the actual entry and exit charges from their financial advisor or distributor. When investing on a stock exchange where the Fund is listed, no entry/exit fees are applied but other fees such as brokerage fees may apply.	
Charges taken from the Fund over a year.	
Ongoing charge:	0.40%
This percentage is calculated based on the expenditure for the year ended in May 2014 (including tax, where applicable), and may vary from one year to the next. It does not include performance fees or transaction costs, except for entry and/or exit charges paid by the Fund when it buys or sells units and shares in another collective investment scheme.	
Fees charged to the Fund under certain specific conditions	
Performance fee:	None

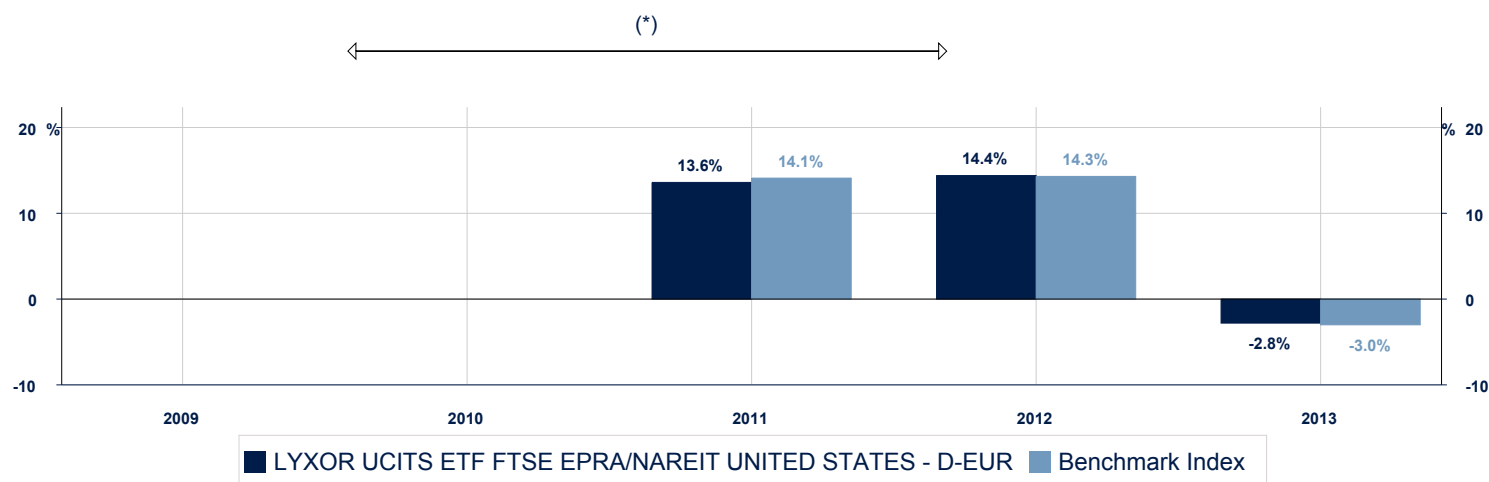
Past performance

Past performances are not a reliable indicator of future results.

The performance is disclosed in Euro (EUR) and net of all fees charged to the Fund.

The Fund was created on 11 January 2010.

ANNUAL PERFORMANCE OF LYXOR UCITS ETF FTSE EPRA/NAREIT UNITED STATES - D-EUR (in %)



(*) Until 20/03/2012, the Fund's Benchmark Index was the MSCI USA Real Estate Price Return

Practical information

- **Custodian:** Société Générale
- **Tax:** The tax legislation applicable in the Member State where the Fund is domiciled may affect investors.
- **Additional information:** The net asset value and other unit or share class information (if any) are available at www.lyxoretf.com.

The Fund prospectus, the latest annual report and semi-annual report are available in French and in English and free of charge upon request from LIAM, 17, Cours Valmy, Tour Société Générale 92800 Puteaux.

LIAM may be held liable solely for any statement contained in this document that is misleading, inaccurate, or inconsistent with the relevant parts of the Fund prospectus.

LIAM and the Fund are authorized in France and regulated by the AMF.

This key investor information is accurate as at 1 August 2014.