

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:

Robeco Sustainable Property Equities M USD (LU0699433222)

A Share Class of Robeco Sustainable Property Equities, a sub-fund of Robeco Capital Growth Funds - Company With Variable Capital (SICAV)

<https://www.robeco.com/> Call +31 10 224 1224 for more information. Robeco Institutional Asset Management B.V. is authorised in the Netherlands and regulated by the Autoriteit Financiële Markten. Release Date 7/5/2025 PRIIPS Manufacturer: Robeco Institutional Asset Management B.V.

What is this product?

Type:	Company With Variable Capital (SICAV) – Undertaking for Collective Investment in Transferable Securities incorporated under Luxembourg law.
Objective:	Robeco Sustainable Property Equities is an actively managed fund that invests in stocks in developed countries across the world. The selection of these stocks is based on fundamental analysis. This fund identifies strong global property trends first. Within these trends the fund aims to select the property companies with the best prospects. Carefully developed models are used to select stocks with good earnings prospects and a reasonable valuation. Discussions with management and business-data analyses are then carried out in order to stringently screen the individual companies. Voting, Engagement, ESG Integration and Robeco's exclusion policy are part of the The fund aims for a better sustainability profile compared to the Benchmark by promoting certain E&S (i.e. Environmental and Social) characteristics within the meaning of Article 8 of the European Sustainable Finance Disclosure Regulation and integrating ESG and sustainability risks in the investment process and applies Robeco's Good Governance policy. The fund applies sustainability indicators, including but not limited to, normative, activity-based and region-based exclusions, proxy voting, engagement and an improved environmental footprint.
Benchmark:	S&P Developed Property Index (Net Return, USD) The Sub-fund is actively managed and uses the Benchmark for asset allocation purposes. However, although securities may be components of the Benchmark, securities outside the Benchmark may be selected too. The Sub-fund can deviate substantially from the weightings of the Benchmark. The Management Company has discretion over the composition of the portfolio subject to the investment objectives. There are no restrictions on the deviation from the Benchmark. The Benchmark is a broad market weighted index that is not consistent with the environmental, social and governance characteristics promoted by the Sub-fund.
Currency:	The fund can engage in currency hedging transactions.
Subscription and Redemption:	You can purchase or sell (partial) units any given workday, with the exception of Fund Holidays. An overview of fund holidays can be retrieved from www.robeco.com/riam .
Dividend policy:	Accumulating
Intended Retail Investor:	The Sub-fund is suitable for Investors who want ESG considerations to be integrated as binding element in the investment process, but also to make a contribution to an environmental objective e.g. environmental footprint reduction, in addition to creating returns. It is also suitable for informed and/or experienced Investors wishing to attain defined investment objectives. The Sub-fund does not provide a capital guarantee. The Investor must be able to accept volatility. This Sub-fund is suitable for Investors who can afford to set aside the capital for at least 5-7 years. It can accommodate the investment objective of capital growth, income and/or portfolio diversification.
Term:	The fund does not have a fixed term of existence or maturity period. In certain circumstances, as described in the fund documentation, the fund may be unilaterally terminated following written notice to shareholders subject to compliance with the fund documentation and applicable regulation.
Other Information:	The depositary of the SICAV is J.P. Morgan SE. The English prospectus, the semi annual report and the details of the remuneration policy of the management company are documents required by law and can be obtained free of charge on www.robeco.com/riam . The website also publishes the latest prices and other information.

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 cash in at an early stage and you may get back less.

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.

Be aware of currency risk. If you receive payments in a currency different to that of your home jurisdiction, the final return you will get will depend on the exchange rate between the two currencies. This risk is not considered in the risk indicator shown. If we are not able to pay you what is owed, you could lose your entire investment. This product does not include any protection from future market performance so you could lose some or all of your investment.

The following data are deemed material for this fund, and are not (adequately) reflected by the indicator:

- A derivative counterparty may fail to fulfil its obligations which could result in a loss. Counterparty risk is reduced via the exchange of collateral.
- The fund invests in assets that could become less liquid in certain market conditions, which could have a significant impact on the value of these assets.
- For more details about portfolio risks, see Section 4. "Risk Considerations" of the prospectus.

Performance Scenarios

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 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 and a suitable benchmark over the last 10 years.

Recommended holding period	5 years
Example Investment	10,000 USD

Performance Scenarios		
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.	
Stress	If you exit after 1 year	If you exit after 5 years
What you might get back after costs	2,080 USD	3,190 USD
Average return each year	-79.2%	-20.4%
Unfavourable	If you exit after 1 year	If you exit after 5 years
What you might get back after costs	6,930 USD	7,510 USD
Average return each year	-30.7%	-5.6%
Moderate	If you exit after 1 year	If you exit after 5 years
What you might get back after costs	9,770 USD	10,000 USD
Average return each year	-2.3%	0.0%
Favourable	If you exit after 1 year	If you exit after 5 years
What you might get back after costs	12,770 USD	14,440 USD
Average return each year	27.7%	7.6%

Unfavourable: This type of scenario occurred for an investment between January 2022 and February 2025.

Moderate: This type of scenario occurred for an investment between February 2018 and January 2023.

Favourable: This type of scenario occurred for an investment between January 2017 and December 2021.

What happens if Robeco Institutional Asset Management B.V. is unable to pay out?

The fund's assets are held separately from Robeco Institutional Asset Management B.V. (the "Manager"). A pay-out of the fund's assets is thus not affected by the financial position or potential default of the Manager. The financial instruments in the portfolio of the fund are placed in custody with J.P. Morgan SE (the "Depository"). The fund runs the risk that its assets placed in custody may be lost as a result of the liquidation, insolvency, bankruptcy, negligence of, or fraudulent activities by, the Depository. In that case the fund may suffer a financial loss. However this risk is mitigated to some extent as the Depository is required by law to keep the fund's assets separate from its own assets. An investor compensation or guarantee scheme is not applicable in case of such financial loss.

What are the costs?

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs have on your investment over time.

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. For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- USD 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	727 USD	1,807 USD
Annual cost impact (*)	7.30%	3.40% 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 0.034% before costs and 0.000% after costs.

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 USD
Exit costs	0.00% 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. 0 USD

Ongoing costs taken each year

Management fees and other administrative or operating costs	2.21% of the value of your investment per year. This is an estimate based on actual costs over the last year.	221 USD
Transaction costs	0.06% 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.	6 USD

Incidental costs taken under specific conditions

Performance fees	There is no performance fee for this product.	0 USD
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How long should I hold it and can I take money out early?

We have determined the recommended holding period of this product to be 5 years.

The recommended holding period of this product is determined taking into consideration the nature of underlying investment securities and the volatility of thereof. The product can be traded daily and no minimum holding period applies. Exiting before the end of the recommended holding period does not bear any additional risks or costs other than those mentioned in the text above.

How can I complain?

Complaints about the behaviour of the person who advised you on the product or sold it to you, should be addressed directly to that person. Complaints about the product or the behaviour of the manufacturer of this product should be directed to the following address:

Postal Address:

Robeco Institutional Asset Management B.V.
Weena 850, 3014 DA Rotterdam, The Netherlands
Tel: +31 10 224 1224

Email:

complaints@robeco.nl

Your complaint will be taken care of with us and we will provide you with feedback as soon as possible. We have a summary of our complaints handling procedure available free of charge online at www.robeco.com.

Other relevant information

- The assets and liabilities of each subfund are segregated by law. Shares of one subfund may be exchanged with another subfund of the SICAV as further described in the prospectus. The SICAV may offer other share classes of the subfund. Information on these share classes is available in the prospectus under Appendix I.
- The tax legislation of the SICAV's home Member State may have an impact on the personal tax position of the investor.
- Robeco Institutional Asset Management B.V. 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 of the SICAV.
- Information on the previous performance of this fund over the last 10 calendar years can be found at <https://documents.dataglide.co/latest/shareclasses/LU0699433222/kpp/EN/LU>, and information on previous performance scenarios is available at <https://documents.dataglide.co/latest/shareclasses/LU0699433222/kms>.