Key Information Document

ROBECO
The Investment Engineers

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 I EUR (LU0234965001)**

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 30/4/2026 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. The strategy integrates sustainability indicators on a continuous basis as part of the stock selection process. Amongst others, the Sub-fund applies norms-based and activity-based exclusions, Robeco's good governance policy, Robeco's SDG framework and considers Principal Adverse Impacts in the investment process. More product-specific information can be found on our website and the links provided in the final question of this disclosure.

The Sub-fund promotes environmental and/or social characteristics within the meaning of Article 8 of the Regulation (EU) 2019/2088 of 27 November 2019 on sustainability-related disclosures in the financial sector. The Sub-fund strives for economic results, while at the same time taking into account environmental, social and governance characteristics.

Benchmark: S&P Developed Property Index (Net Return, EUR)

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 renumeration 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.

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 risk considerations 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 EUR

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	4,850 EUR	4,140 EUR
Average return each year	-51.5%	-16.2%
Unfavourable	**If you exit after 1 year**	**If you exit after 5 years**
What you might get back after costs	7,840 EUR	8,530 EUR
Average return each year	-21.6%	-3.1%
Moderate	**If you exit after 1 year**	**If you exit after 5 years**
What you might get back after costs	10,180 EUR	11,780 EUR
Average return each year	1.8%	3.3%
Favourable	**If you exit after 1 year**	**If you exit after 5 years**
What you might get back after costs	13,640 EUR	14,970 EUR
Average return each year	36.4%	8.4%

Unfavourable: This type of scenario occurred for an investment between January 2022 and March 2026.
Moderate: This type of scenario occurred for an investment between September 2020 and August 2025.
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 the Manager. The financial instruments in the portfolio of the fund are placed in custody with J.P. Morgan SE (the "Depositary"). 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 Depositary. In that case the fund may suffer a financial loss. However this risk is mitigated to some extent as the Depositary 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.
- EUR 10,000 is invested.

	If you exit after 1 year	**If you exit after 5 years**
Total costs	146 EUR	641 EUR
Annual cost impact (*)	1.5%	1.1% 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 4.4% before costs and 3.3% after costs.

Composition of costs

One-off costs upon entry or exit		**If you exit after 1 year**
Entry costs	0.50% 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 50 EUR
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 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.88% of the value of your investment per year. This is an estimate based on actual costs over the last year.	88 EUR

Transaction costs	0.08% 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.	8 EUR

Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 EUR

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.

The product may suspend or restrict redemptions in exceptional circumstances, including during periods of materially increased redemption requests or reduced market liquidity

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

In Switzerland the legal representative is ACOLIN Fund Services AG, Maintower, Thurgauerstrasse 36/38, 8050 Zürich, whilst UBS Switzerland AG, Bahnhofstrasse 45, 8001 Zurich is the paying agent. The prospectus, Key Information Document, Articles of Association and the annual and semi-annual reports can be obtained free of charge from the representative.

- 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/LU0234965001/kpp/EN/CH, and information on previous performance scenarios is available at https://documents.dataglide.co/latest/shareclasses/LU0234965001/kms.