

Key Information Document

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

We House Responsible Investing

Sub-fund of KBC Select Immo
Classic Shares Capitalisation shares
ISIN-code: BE0166979428

Manufacturer of the product: KBC Asset Management NV (Part of the KBC Group)

www.kbc.be/investment-legal-documents or www.cbc.be/documentation-investissements - call +32 78 152 153 (NL)/ +32 78 152 154 (FR KBC) / +32 81 80 18 80 (FR CBC)/ +32 78 353 137 (EN) for more information.

The Financial Services and Markets Authority (FSMA) is responsible for supervising KBC Asset Management NV in relation to this Key Information Document. This product authorised in Belgium.

KBC Asset Management NV is authorised in Belgium and regulated by the Financial Services and Markets Authority (FSMA).

Date of publication: 17 February 2025

What is this product?

Type

This product is a fund. Classic Shares is a shareclass of the sub-fund We House Responsible Investing, a sub-fund of the open-ended investment company governed by Belgian law, KBC Select Immo. This open-ended investment company does fulfil the requirements of the UCITS Directive. (*)

Term

Unlimited

Objectives

The sub-fund invests primarily in an internationally diversified portfolio of real estate certificates, shares in real estate companies and real estate funds, and in other real estate-related securities of companies whose real estate solutions and services respond to urbanization, increasing global wealth, aging populations, advance of data and transformative technologies, such as:

- Residential real estate
- Retail real estate
- Leisure real estate
- Healthcare real estate
- Real estate developers
- Office property
- Real estate for data and communications
- Storage and warehouses
- Diversified real estate
- Real estate service providers
- etc

A current overview can be found at www.kbc.be/thematic-funds.

The fund pursues responsible investing objectives based on a dualistic approach: a negative screening and a positive selection methodology.

The negative screening entails that the fund may not invest in assets of companies that are excluded based on exclusion criteria (including tobacco, gambling activities and weapons). More information on the exclusion policy can be found at www.kbc.be/investment-legal-documents > Exclusion policy for Responsible Investing funds.

The positive selection methodology is a combination of portfolio targets and supporting sustainable development.

Portfolio targets are based on a reduction in greenhouse gas intensity and an improvement in ESG characteristics versus its benchmark.

Sustainable development is supported by investing in companies contributing to the achievement of the UN Sustainable Development Goals.

More information on the positive selection methodology and the concrete goals of the fund can be found at www.kbc.be/investment-legal-documents > Investment policy for Responsible Investing funds and in the annex to the prospectus for this fund.

KBC Select Immo We House Responsible Investing is actively managed with reference to the following benchmark: MSCI All Countries World - Net Return Index (www.MSCI.com).

However, it is not the aim of the fund to replicate the benchmark. The composition of the benchmark is taken into account when compiling the portfolio.

In line with its investment policy, the fund may not invest in all the instruments included in the benchmark.

When compiling the portfolio, the manager may also decide to invest in instruments that are not included in the benchmark, or indeed not to invest in instruments that are included.

Due to the aforementioned responsible investing methodology, the composition of the portfolio will differ from that of the benchmark.

The benchmark is also used to determine the fund's risk limitation mechanism. This limits the extent to which the fund's return may deviate from the benchmark.

The longterm expected tracking error for this fund is above 4.00%. The tracking error measures the volatility of the fund's return relative to that of the benchmark. The higher the tracking error, the more the fund's return fluctuates relative to the benchmark. Market conditions may cause the actual tracking error to differ from the expected tracking error.

KBC Select Immo We House Responsible Investing may make limited use of derivatives*. This means that derivatives can be used either to help achieve the investment objectives (for instance, to increase or decrease the exposure to one or more market segments in line with the investment strategy), or to neutralise the portfolio's sensitivity to market factors (by hedging an exchange rate risk, for example).

The fund is denominated in Euro.

The fund reinvests any income received in the manner set out in the prospectus (for more details, see section 'Types of units and fees and charges' of the information for this sub-fund in the prospectus).

Practical information

The custodian of KBC Select Immo is KBC Bank NV.

You can obtain a copy of the prospectus and the most recent annual and half-yearly reports in Dutch or English free of charge from any branch or agency of the financial service provider KBC Bank NV or KBC Asset Management NV (Havenlaan 2, 1080 Brussels, Belgium) or via the following website: www.kbc.be/kid. You can find the most recent net asset value* at www.beama.be. You can read all other practical information at: www.kbc.be/kid. Updated information on the remuneration policy (as described in the prospectus under 'Management Company') can be found at www.kbc.be/investment-legal-documents (Remuneration Policy) and is available free of charge from any branch or agency of the financial service provider KBC Bank NV.

This key information document describes **Classic Shares**, a shareclass of **We House Responsible Investing**, a sub-fund of the open-ended investment company* KBC Select Immo.

The prospectus and periodic reports cover all sub-funds of the open-ended investment company.

Each sub-fund of KBC Select Immo should be considered as a separate entity. Your rights as an investor are restricted to the assets of the sub-fund. The obligations of each individual sub-fund are covered only by the assets of that sub-fund.

Orders for fund units (entry, exit or compartment change) are executed daily (for more details, see the 'Information concerning the trading of shares' section of the information for this sub-fund in the prospectus).

You may exchange your investment in units in this sub-fund for units in another sub-fund. For additional information about this, see the 'Types of shares and fees and charges' section in the information concerning this sub-fund in the prospectus.

Intended retail investor

The product is aimed at retail investors who want to build up wealth and have an investment horizon of around 8 years.

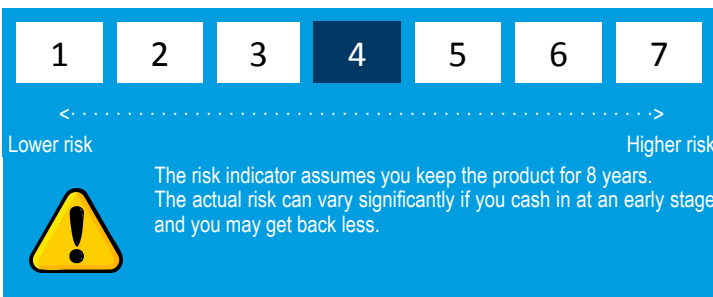
These investors are willing to take a certain amount of risk for a potentially higher return and can bear losses under adverse conditions.

These investors have at least a basic knowledge of and/or experience with investing.

They have also a preference for responsible investment.

What are the risks and what could I get in return?

Risk indicator



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.

4 is typical for an equity fund and indicates that the fund is highly sensitive to the markets. Indeed shares do not provide a guaranteed return and their value can fluctuate sharply.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

Moreover, an investment in this fund involves:

- a high level of exchange rate risk: since there are investments in securities that are denominated in currencies other than the Euro, there is a considerable chance that the value of an investment will be affected by movements in exchange rates.

There is no capital protection.

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 13 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period: 8 years

Example Investment: 10 000 EUR

If you exit after 1 year

If you exit after 8 years

Scenarios

Scenarios		If you exit after 1 year	If you exit after 8 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	1 440 EUR -85.60%	2 060 EUR -17.92%
Unfavourable	What you might get back after costs Average return each year	8 260 EUR -17.40%	10 940 EUR 1.13%
Moderate	What you might get back after costs Average return each year	10 610 EUR 6.10%	18 490 EUR 7.99%
Favourable	What you might get back after costs Average return each year	13 720 EUR 37.20%	21 790 EUR 10.23%

Unfavourable scenario on 8 years or less: This type of scenario occurred for an investment supplemented with a suitable benchmark between January 2022 and December 2024.

Moderate scenario on 8 years: This type of scenario occurred for an investment simulated with a suitable benchmark between February 2016 and January 2024.

Favourable scenario on 8 years: This type of scenario occurred for an investment simulated with a suitable benchmark between September 2013 and August 2021.

What happens if KBC Asset Management NV is unable to pay out?

Because you invest directly in the fund, the failure of the Management Company, KBC Asset Management NV, to make distributions (for example, due to insolvency) would have no direct consequences on the ability of the fund to make distributions.

In the event that the fund itself fails to make distributions, you may lose your investment entirely. The fund is not covered by any compensation, guarantee scheme or any other form of investor guarantee.

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 and how long you hold the product. 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 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 8 years
Total costs	508 EUR	2 566 EUR
Annual cost impact (*)	5.1%	2.5% 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 10.5% before costs and 8.0% 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.

These figures include the maximum distribution fee that the person selling you the product may charge: 3.0% of the amount invested. This person will inform you of the actual distribution fee.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	Max. 3.00% of the amount you pay in when entering this investment. This includes distribution costs of max. 3.00% of amount invested.	300 EUR
Exit costs	We do not charge an exit fee for this product. However, if you exit within one month after the entry, an exit fee of max. 5.00% can be charged.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.85% of the value of your investment per year. This is an estimate based on actual costs over the last year.	185 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.	0 EUR

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

Recommended holding period: 8 years

Given the investment strategy of this product, we recommend holding on to this product for 8 years or longer. The holding period is determined with the aims to reduce the timing risk when entering and exiting the product, and to ensure sufficient time for the underlying assets to recover in case of unfavourable market conditions. According to our estimates, the probability of getting a positive return is higher when you hold on to the recommended holding period or longer. You can exit this product before the recommended holding period, but in that case the probability of getting less back than the initial investment is higher.

A partial or full exit is free of charge. However, if you exit within one month after the entry, the fee mentioned in the 'What are the costs?' section can be charged.

How can I complain?

For complaints about the product or the conduct of the manufacturer or person selling or advising on the product, your intermediary is the first point of contact. If you cannot reach agreement, you can contact klachten@kbc.be Tel. 016/ 43 25 94, Brusselssesteenweg 100 3000 Leuven, or gestiondesplaintes@cbc.be Tel. 081 803 163, Avenue Albert I 5000 Namur or ombudsman@ombudsfm.be Tel. 02 545 77 70, North Gate II, Koning Albert II-laan 8 bus 2 1000 Brussels. You can find the complete complaints procedure at www.kbc.be/suggestion-or-complaint or www.cbc.be/suggestion-ou-plainte. However, you always retain the right to initiate legal proceedings.

Other relevant information

Detailed information on this product and the associated risks can be found in the documentation relating to the fund. Be sure to read this information before signing up. You can obtain the information free of charge from your intermediary. You can find information about the past performance of this product during the past 10 years in the past performance information document on the following website: www.kbc.be/fund-performance.

You can find previous performance scenario calculations on the following website: www.kbc.be/fund-performance.

*see glossary of Key Information Document terms at: www.kbc.be/kid.