

Key Investor Information Document

CM-AM PIERRE

OBJECTIVE

This document contains essential information about this investment product. This is not promotional material. This information is required by law to help you understand what this product is along with the potential risks, costs, gains and losses that are associated with it, and to help you compare it to other products.

PRODUCT

CM-AM PIERRE

CREDIT MUTUEL ASSET MANAGEMENT – Crédit Mutuel Alliance Fédérale

ISIN code IC share: FR0014007M09

Sub-fund of: CM-AM SICAV

Initiator's website: www.creditmutuel-am.eu

Call 0 810 001 288 for more information (premium rate number €0.06/min + price of a local call)

This UCITS is authorised in France and regulated by the French Financial Markets Authority (AMF). The AMF is responsible for monitoring CREDIT MUTUEL ASSET MANAGEMENT with regard to this key information document. CREDIT MUTUEL ASSET MANAGEMENT is a portfolio management company authorised in France under no. GP 97-138 and regulated by the AMF.

Effective date of the key information document: 31/12/2024

WHAT IS THIS PRODUCT?

TYPE OF INVESTMENT PRODUCT

UCITS in the form of an open-ended investment company with variable capital (SICAV)

This key information document describes a sub-fund of CM-AM SICAV. The prospectus of the UCITS and the periodic reports are prepared for all the sub-funds of CM-AM SICAV. The assets and liabilities of the various sub-funds are segregated. Therefore, you will not be able to exchange the units/shares that you hold in this sub-fund for the shares of another sub-fund of CM-AM SICAV.

DURATION OF THE UCI

This UCI was created for a period of 99 years, which may be extended under the conditions provided for in the articles of association.

OBJECTIVES

This UCITS is managed actively and on a discretionary basis in accordance with a qualitative non-financial filter in accordance with the policy implemented by Crédit Mutuel Asset Management. Its management objective is to deliver a performance linked to the changes in the European listed real estate and land market through the selective management of European securities over the recommended investment period.

This type of management strategy, in which the manager has discretion over asset allocation, does not require a benchmark. However, the UCITS's performance may be compared with that of a benchmark and ex post assessment indicator such as the FTSE EPRA (European Public Real Estate Association) Europe Index. This index is made up of the main stocks in the pan-European real estate and property sector.

The management company of the UCITS establishes an initial investment universe composed of listed real estate companies and building and raw materials companies. The geographical universe is made up of stocks from the European Union, Switzerland, Norway and the United Kingdom. The market capitalisation of stocks in the European Union, the United Kingdom, Switzerland and Norway is greater than €50 million.

The investment process is based on an ESG integration and selectivity approach in management and is broken down into three stages:

1. Legal and sectoral exclusion policies and controversy management: Starting with the initial investment universe, the management team will apply a filter linked to Crédit Mutuel Asset Management's sector exclusion policies that it implements for the management of its funds. In addition to the legal exclusions, sectoral exclusions are implemented concerning controversial weapons, tobacco, coal and hydrocarbons.

The controversy management of each security is subject to specific analysis, monitoring and rating. The management company will exclude all companies with major controversies.

2. ESG filter: The extra-financial analysis carried out according to the ESG securities selection process leads to at least 20% of the lowest-rated issuers being excluded from the initial investment universe covered.

Crédit Mutuel Asset Management's proprietary ESG analysis is based on three complementary pillars: Environment (e.g.: CO2 emissions, electricity consumption, waste recycling), Social (e.g. quality of social dialogue, employment of people with disabilities, employee training) and Governance (e.g. the percentage of women on boards of directors, transparency of executive compensation, and the fight against corruption).

A qualitative analysis supplements the extra-financial analysis resulting from the model.

3. Fundamental analysis & portfolio construction: Within this reduced investment universe, the management team analyses companies on a fundamental, financial and extra-financial level according to qualitative and quantitative criteria to enable the management team to have a complete view of the company from an environmental, social and governance perspective.

From this universe of eligible securities, the management team builds the portfolio using a stock-picking approach, based on its main convictions from a financial and extra-financial point of view, securities deemed attractive in terms of valuation and offering medium-term appreciation potential.

However, the securities with the highest ESG scores will not be automatically retained in the portfolio construction, as inclusion in the final portfolio is subject to the manager's discretion.

The non-financial analysis rate must be greater than 90%. The UCITS may invest up to 10% of its net assets in issuers that are not subject to extra-financial analysis.

The UCITS undertakes to comply with the following net asset exposure ranges:

Between 65% and 110% on the equity markets, in all geographical areas, all market capitalisations and all sectors, including:

- a minimum of 65% in equities in the real estate or land sector
- a minimum of 60% on equity markets of countries in the European Union, the United Kingdom, Switzerland and Norway
- between 0% and 30% on the equity markets outside the European Union, the United Kingdom, Switzerland and Norway
- between 0% and 10% on equity markets in emerging markets
- between 0% and 20% in equities outside the real estate or land sector

Between 0% and 10% in sovereign rate instruments, public or private sectors, from all geographical areas, classified as Investment Grade according to the analysis of the management company or rating agencies

Between 0% and 10% in convertible bonds

Between 0% and 100% in foreign exchange risk on currencies excluding the euro, including a maximum of 30% outside the European Union, the United Kingdom, Switzerland and Norway

At least 75% of the UCITS's assets are invested in real estate and land securities in the European Union, the United Kingdom, Switzerland and Norway.

It may also invest in futures or options and securities with embedded derivatives, used for hedging and/or exposure to equity, currency, credit and interest rate risks, which may lead to overexposure of the portfolio.

Allocation of distributable amounts:Capitalisation

Subscription/redemption conditions: Subscription and redemption orders are centralised at noon each business day and executed on the basis of the net asset value on the given day. The net asset value is calculated each business day on the basis of closing prices, with the exception of public holidays in France and days on which the Paris stock exchange is closed (Euronext SA calendar).

TARGETED RETAIL INVESTORS

This UCITS is intended for investors seeking a long-term investment period consistent with that of the UCI. It is intended for investors with at least basic knowledge of financial products and markets, who accept a risk of capital loss. The UCI is not open to residents of the United States of America/US Person. For more information, please refer to the glossary available on the Crédit Mutuel Asset Management website.

The objective of this UCITS is capital growth. People who wish to invest should contact their financial advisor who will help assess investment solutions in line with their objectives, knowledge and experience of financial markets, assets and risk sensitivity. The advisor will also present the potential risks.

USEFUL INFORMATION

Name of custodian: BANQUE FEDERATIVE DU CREDIT MUTUEL

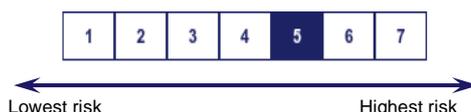
The Fund's prospectus and the latest annual and interim reports will be sent free of charge within eight business days upon written request to CREDIT MUTUEL ASSET MANAGEMENT, 128 Bd Raspail – 75006 PARIS, and are available on the website www.creditmutuel-am.eu.

The net asset value is available from the management company.

For more information, please refer to the "Other relevant information" section of the document.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

RISK INDICATOR



The risk indicator assumes that you keep this UCITS for a period of more than five years

The synthetic risk indicator makes it possible to assess the level of risk of this UCITS compared to others. It indicates the likelihood of this UCITS incurring losses in the event of market developments or our inability to pay you.

We have classified this UCITS in risk class 5 out of 7, which is a medium to high risk class. In other words, the potential losses linked to the future performance of this UCITS are at a medium to high level and, if the situation were to deteriorate on the markets, it is possible that the net asset value of the UCITS would be affected.

The following risks may cause the net asset value to fall: counterparty risk, risk arising from techniques such as derivatives: For more information, please refer to the risk profile in the prospectus.

This UCITS is not protected from market fluctuations, and you may therefore lose all or part of your investment.

PERFORMANCE SCENARIOS

The figures shown include all the costs of the product itself, but not necessarily all the fees payable to your advisor or distributor.

These figures do not take into account your personal tax situation, which may also affect the amounts you receive.

What you get out of this product depends on future market performance. The future development of the market cannot be accurately predicted.

The adverse, intermediate and favourable scenarios presented represent examples using the best and worst performances, as well as the average performance of the product, calculated over a minimum of 10 years of data. Markets could perform very differently in the future. The stress scenario shows the potential returns you may obtain in extreme market situations.

Recommended investment period: 5 years Investment example: €10,000		If you exit after 1 year	If you exit after 5 years
Scenarios			
Minimum	There is no guaranteed minimum return. You may lose all or part of your investment.		
Tensions	What you could get after costs are deducted		
	Average annual return	-60.70%	-24.20%
Adverse	What you could get after costs are deducted	€5,800	€5,800
	Average annual return	-42.00%	-10.30%
Intermediate	What you could get after costs are deducted	€10,200	€12,570
	Average annual return	2.00%	4.70%
Favourable	What you could get after costs are deducted	€13,770	€17,150
	Average annual return	37.70%	11.40%

This type of adverse scenario has occurred for an investment between: 08/2021 and 04/2023.

This type of intermediate scenario has occurred for an investment between: 06/2016 and 06/2021.

This type of favourable scenario has occurred for an investment between: 08/2013 and 08/2018.

WHAT HAPPENS IF CREDIT MUTUEL ASSET MANAGEMENT IS UNABLE TO MAKE THE PAYMENTS?

The product is constituted as a separate entity from CREDIT MUTUEL ASSET MANAGEMENT. In the event of a defaulting on the part of CREDIT MUTUEL ASSET MANAGEMENT, the assets of the product held by the custodian will not be affected. In the event of default by the depositary, the risk of financial loss to the product is mitigated by the legal separation of the depositary's assets from those of the product.

WHAT WILL THIS INVESTMENT COST ME?

You may be asked to pay additional costs by the person selling or advising you about this UCITS. If so, this person will inform you about these costs and show you the impact of all costs on your investment.

COSTS OVER TIME

The tables show the amounts deducted from your investment to cover the different types of costs. These amounts depend on the amount you invest, how long you hold the product and how well the product performed. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have made the following assumptions:

- that during the first year you would get back the amount you invested (annual return of 0%) and for the other holding periods, the product evolves as indicated in the intermediate scenario.
- €10,000 is invested.

Investment: €10,000	If you exit after 1 year	If you exit after 5 years
Total costs	€320	€1,015
Cost impact*	3.20%	1.70%

(*) It shows how costs reduce your return annually over the holding period. For example, it shows that if you exit at the end of the recommended holding period, your average return per year is expected to be 7.00% before costs and 5.20% after costs.

We may share the costs with the person who sells you this UCITS in order to cover the services they provide to you. This person will inform you of the amount.

These figures include the maximum distribution costs that the person selling the product can charge you (2.00% of the amount invested/€200). This person will inform you of the actual distribution costs.

COST COMPOSITION

One-off entry or exit costs		If you exit after 1 year
Entry cost	Maximum 2.00% of the amount you pay at the time of entry into the investment, not including the distribution costs for your product. The person selling you the product will be able to tell you the actual costs.	up to €200
Exit cost	We do not charge an exit fee for this product.	€0
Recurrent costs [collected annually].		
Management fees and other administrative and operating expenses	0.73% of the value of your investment per year. The percentage shown is based on the previous year's fees.	€72
Transaction costs	0.50% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the investments underlying the product. The actual amount varies depending on how much we buy and sell.	-€49
Incidental costs collected under certain conditions		
Performance fees and incentive fees	There are no performance-related fees for this product.	€0

HOW LONG SHOULD I KEEP MY INVESTMENT AND CAN I WITHDRAW MONEY EARLY?

RECOMMENDED HOLDING PERIOD: more than 5 years

There is no minimum holding period for this UCITS, but a recommended holding period that has been calculated in line with the fund's investment objectives. You will therefore be able to request redemption of your units before the end of the recommended holding period without having to pay any compensation. However, the fund's performance may be impacted.

This product uses a redemption cap mechanism and/or an adjusted net asset value mechanism, the provisions of which are set out in its prospectus.

HOW CAN I MAKE A COMPLAINT?

For any complaint concerning this financial product, a letter may be sent by post to CREDIT MUTUEL ASSET MANAGEMENT, Support Functions Department, 128 Bd Raspail – 75006 PARIS, or by email to the following address: amweb@creditmutuel.fr. For more information, please consult the complaints handling section at the following address: www.creditmutuel-am.eu/fr/actualites-reglementaires/traitements-des-reclamations.html.

OTHER RELEVANT INFORMATION

Information on the Fund's past performance as well as calculations of past performance scenarios are available from the Fund's summary sheet on the website www.creditmutuel-am.eu.

Where this product is used as a unit-linked carrier of a life insurance or capitalisation contract, additional information on this contract, such as the costs of the contract, which are not included in the costs set out in this document, the contact in the event of a claim and what happens in the event of the insurance company's default, is set out in the Key Investor Information Document for this contract which must be provided by your insurer or broker or other insurance intermediary in accordance with their legal obligations.

CREDIT MUTUEL ASSET MANAGEMENT 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 UCI prospectus.