

## KEY INVESTOR INFORMATION

This document provides you with key investor information about this fund. It is not marketing material. This information is required by law to help you to understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

# Europe Plus

Sub-fund of KBC Select Immo

BE0166978412 (ISIN-code for Capitalisation shares), BE6270119397 (ISIN-code for Distribution shares)

managed by KBC Asset Management NV

## OBJECTIVES AND INVESTMENT POLICY

KBC Select Immo Europe Plus aims to generate a return by investing chiefly in European real estate certificates, shares in real estate companies and real estate funds. In addition, the fund invests in other securities linked to the European real estate sector.

KBC Select Immo Europe Plus 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.

You can opt for capitalisation units or distribution units. If you opt for capitalisation units, the fund will reinvest any income received in the manner set out in the prospectus. If you opt for distribution units, the fund can pay out part or all of any income received at the intervals specified in the prospectus (for more details, see section 4 of the information for this sub-fund in the prospectus).

Orders for fund units are executed daily (for more details, see section 4 of the information for this sub-fund in the prospectus)(for more details, see the 'Information concerning the trading of shares' section of the information for this sub-fund in the prospectus)(for more details, see the 'Information concerning the trading of shares' section in the prospectus).

## RISK AND REWARD PROFILE



1	2	3	4	5	6	7
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This figure is based on data from the past, which is not always a reliable indication of risk and return in the future.

The risk and reward indicator is assessed regularly and can therefore go up or down.

The lowest figure does not mean that the investment is entirely free of risk. However, it does indicate that, compared with the higher figures, this product will generally provide a lower, but more predictable return. While the figure gives an indication of the return the fund might generate, it also indicates the risk involved. The higher the figure, the greater the potential return, but also the more difficult it is to predict this return. You might even sustain a loss.

The figure has been calculated from the viewpoint of an investor in euro.

### Why does this fund have a risk and reward indicator of 6?

6 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.

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.
- A high level of concentration risk: there is a concentration of investments in European real estate certificates, shares in real estate companies and real estate funds.
- A moderate level of liquidity risk: since there will be invested in European real estate certificates, shares in real estate companies and real estate funds, there is a risk that a position cannot be sold quickly at a reasonable price.

There is no capital protection.

## CHARGES

These charges are used to cover, among other things, the management costs of the fund, including marketing and distribution expenses. They reduce the investment's ability to grow. You can find additional information on the charges in section 3 of the information for this sub-fund in the prospectus.

### One-off charges taken before or after you invest

Entry charge	3%	This is the <i>maximum</i> 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 you will pay less. For more information on the actual entry and exit charges, please contact your financial adviser or distributor.
Exit charge	5% on sale of units within one month of purchase	
Switching from one sub-fund to another		If you would like to exchange your units in this sub-fund* for units in another sub-fund, you will be charged a fee comprising the Exit Charge for the old sub-fund and the Entry Charge for the new sub-fund (for more information, see section 3 in the information concerning this sub-fund in the prospectus).

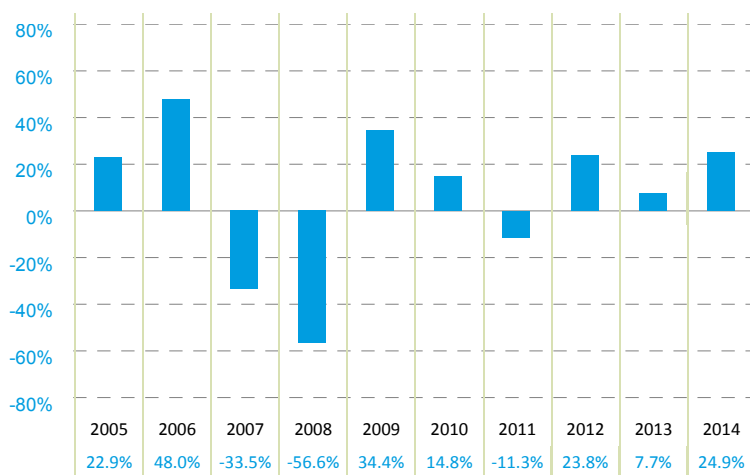
### Charges taken from the fund over a year

Ongoing charge	1.89%	The figure for the ongoing charge is based on the charges for the year ending on 31 August 2014. This figure does not include transaction charges, except if the fund pays entry or exit charges when units in other funds are bought or sold, and may change from year to year.
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### Charges taken from the fund under certain specific conditions

Performance fee	None
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## PAST PERFORMANCE



This graph illustrates information applying to capitalisation units.

Past performance should not be seen as a good indicator of future performance.

The calculation of past performance includes all charges and fees, except taxes and entry and exit charges.

Start year: 1998

Currency: Euro

■ Annualised

## 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 providers:

- KBC Bank NV
- CBC Banque SA

or KBC Asset Management NV (Havenlaan 2, 1080 Brussels) or from the following website: [www.kbcam.be/kiid/](http://www.kbcam.be/kiid/).

You can find the most recent net asset value\* at [www.beama.be](http://www.beama.be) and/or in the Belgian newspapers, De Tijd and L'Echo. You can read all other practical information at: [www.kbcam.be/kiid/](http://www.kbcam.be/kiid/).

Belgian tax legislation applies. This could affect your personal tax situation.

KBC Asset Management NV may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant sections of the KBC Select Immo prospectus.

This document containing key investor information describes **Europe Plus**, a sub-fund of the open-ended investment company (bevek)\* under Belgian law KBC Select Immo. This open-ended investment company (bevek) meets the requirements of the UCITS IV Directive.

The prospectus and periodic reports are drawn up for each bevek.

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.

You may exchange your investment in units in this sub-fund for units in another sub-fund. More details in this regard can be found in section 4 of the information for this sub-fund in the prospectus.

This fund is authorised in Belgium and regulated by the Belgian Financial Services and Markets Authority (FSMA).

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This key investor information is accurate as at 2 November 2015.

\*see glossary of key investor information terms in the annex or at: [www.kbcam.be/kiid/](http://www.kbcam.be/kiid/).