

## 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

### Fondul Proprietatea S.A.

ISIN: ROFPTAACNOR5

**Management company:** Fondul Proprietatea SA

**Website:** [www.fondulproprietatea.ro](http://www.fondulproprietatea.ro)

Call +40-21-200-96-00 for more information

The Financial Supervisory Authority is responsible for supervising Fondul Proprietatea SA in relation to this Key Information Document.

This PRIIP is authorised in Romania.

**Date of Production of the KID:** 12/02/2024

## What is this product?

### Type

Nominative unmaterialised ordinary shares issued by Fondul Proprietatea SA (an alternative investment fund addressed to retail investors with a diversified investment policy), listed on the Bucharest Stock Exchange under symbol FP.

### Term

The fund has no maturity date. Management company: Franklin Templeton International Services S.à r.l. is not entitled to terminate the fund unilaterally.

### Objectives

#### Investment Objective

The Fund's investment objective is the maximization of returns to shareholders and the increase of the net asset value per share, through investments predominantly in Romanian equities and equity linked securities, subject to legislation and regulations in force.

#### Investment Policy

There are two Performance Objectives:

a. Discount Objective: The discount between the daily closing price of the shares issued by the Fund on the Bucharest Stock Exchange and the latest reported NAV per share should be equal to or lower than 15% on at least two thirds of the trading days during the Reporting Period.

b. NAV Objective: The level of adjusted NAV per share should be higher than the reported NAV per share as at the end of the previous Reporting Period.

The adjusted NAV for a given date will be calculated as the sum of: the reported NAV as at the end of the Reporting Period, any dividend distribution or return of capital to shareholders and any distribution fee and cost related to either dividend or non-dividend distributions, including buy-backs, after the end of the previous Reporting Period.

#### Share Class Policy

For distribution shares, dividend income is distributed to investors.

#### Processing of subscription and redemption orders

You can sell your shares on Bucharest Stock Exchange during the market trading days.

#### Intended retail Investor

The shares are intended for investors who are seeking capital appreciation over the long term, are willing to accept the heightened risks of investment exposure to emerging market equities and understand the potential for significant volatility or currency fluctuations that may affect the value of their investments. This type of investment is not suitable for investors that cannot afford any loss of their investment or require a steady income.

#### Depository

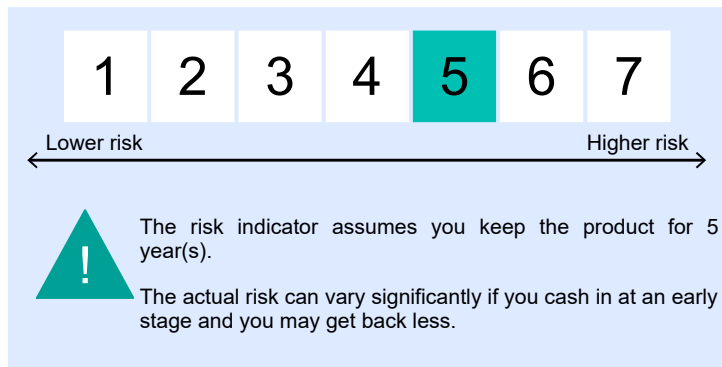
BRD-Groupe Societe Generale S.A.

#### Further Information

Please refer to the 'Other relevant information' section below.

## 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 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity to pay you.

**Be aware of currency risk.** In some circumstances, you may receive payment in a different currency, so that the final return you get may depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Other risks materially relevant to the PRIIP not included in the summary risk indicator:

- Counterparty risk
- Share price discount to NAV risk
- Unlisted investment risk

For more information, please see prospectus.

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

## 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 over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:		5 years	
Example Investment:		50,000 RON	
		If you exit after 1 year	If you exit after 5 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	3,000 RON	4,460 RON
	Average return each year	-94.00%	-38.33%
Unfavourable	What you might get back after costs	43,620 RON	70,260 RON
	Average return each year	-12.76%	7.04%
Moderate	What you might get back after costs	58,580 RON	153,970 RON
	Average return each year	17.16%	25.23%
Favourable	What you might get back after costs	90,530 RON	227,190 RON
	Average return each year	81.06%	35.36%

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

Unfavourable scenario: this type of scenario occurred for an investment between June 2022 and December 2023.

Moderate scenario: this type of scenario occurred for an investment between October 2017 and October 2022.

Favourable scenario: this type of scenario occurred for an investment between December 2018 and December 2023.

## What happens if Fondul Proprietatea SA is unable to pay out?

As a shareholder of the Fund, you will be able to receive some dividends from the Fund during your investments. The majority of your return will likely be from the buyer of the shares when you sell your shares. The individual investor may face a financial loss due to the non-fulfillment of the payment obligations by Fondul Proprietatea SA or the non-fulfillment of the payment obligations by BRD-Groupe Societe Generale S.A, as depositary of the Fund. In this case, the loss is not covered by an investor compensation or guarantee scheme and can be recovered by an action before the Romanian courts. The administrator is responsible for the payment of the amounts due as dividends or for the payment of the shares redeemed within the redemption programs.

There is no compensation or guarantee scheme protecting you from a default of the Fund's depositary.

## 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, 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 (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- RON 50,000 is invested

	If you exit after 1 year	If you exit after 5 years
Total costs	594 RON	7,441 RON
Annual cost impact (*)	1.2%	1.2% 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 26.4% before costs and 25.2% 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.

Please note that the figures shown here do not include any additional fees that may be charged by your distributor, advisor or any insurance wrapper in which the fund may be placed.

## Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee.	0 RON
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 RON
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.98% of the value of your investment per year. This is an estimate based on actual costs over the last year.	490 RON
Transaction costs	0.21% 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.	104 RON
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	0 RON

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

### Recommended holding period: 5 year(s)

This Product has no minimum required holding period, the 5 years has been calculated as the fund is designed for long-term investment.

You may sell your shares on any dealing day. The value of your investments may go down as well as up irrespective of the period you are holding your investments, depending on such factors as the performance of the Fund, movements in stock and bond prices, and conditions in financial markets generally.

Please contact your broker, financial adviser or distributor for information on any costs and charges relating to the sale of the shares.

## How can I complain?

Investors that would like to receive the internal process relating to complaints handling or wish to submit a written complaint about the deeds of Franklin Templeton employees likely to prejudice the rights or interests of the investor can access the website [www.franklintempleton.ro](http://www.franklintempleton.ro) or [www.fondulproprietatea.ro](http://www.fondulproprietatea.ro), contact the Compliance Officer or Client Service Department, Premium Point, Buzesti Street 76-80, 7th-8th floor, 1st District, Bucharest 011017, Romania, or send an email to [investor.relations@fondulproprietatea.ro](mailto:investor.relations@fondulproprietatea.ro).

## Other relevant information

Copies of the latest prospectus, annual, semi-annual, quarterly and monthly reports and other information are available online at [www.fondulproprietatea.ro](http://www.fondulproprietatea.ro). In particular, investors should read the risk factors as described in the annual report. Past performance is not indicative of future performance.

The past performance presenting on the last 10 years and previous performance scenario calculations are available under:

- [https://docs.data2report.lu/documents/KID\\_PP/KID\\_annex\\_PP\\_FTI\\_ROFPTAACNOR5\\_en.pdf](https://docs.data2report.lu/documents/KID_PP/KID_annex_PP_FTI_ROFPTAACNOR5_en.pdf).
- [https://docs.data2report.lu/documents/KID\\_PS/KID\\_annex\\_PS\\_FTI\\_ROFPTAACNOR5\\_en.pdf](https://docs.data2report.lu/documents/KID_PS/KID_annex_PS_FTI_ROFPTAACNOR5_en.pdf).