Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF - Dist (EUR)

Ticker: LYMWE SW

1. FUND INFORMATION

Investment objective

The Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF - Dist (EUR) aims to track the FTSE EPRA/NAREIT Developed Index Net TRI USD.
The index covers the shares of listed real estate companies from across the developed world.
Lyxor ETFs are efficient investment vehicles listed on exchange that offer transparent, liquid and low-cost exposure to the underlying benchmark index.

Trading Information

Place	Opening Hours (GMT)	Currency	Ticker Bloomberg	RIC Reuters	Distri-bution
SIX Swiss Exchange	08:00 / 16:20	CHF	LYMWE SW	LYMWE.S	Yes
Deutsche Boerse (Xetra)*	08:00 / 19:00	EUR	LMWE GY	LMWE.DE	Yes
NYSE Euronext Paris	08:00 / 16:30	EUR	MWO FP	MWO.PA	Yes
NYSE EURONEXT - EURONEXT LONDON	/	GBP	MWO.LD	MWO.LD	Yes
Borsa Italiana (Milano)	08:00 / 16:30	EUR	REWLD IM	REWLD.MI	Yes
BERNE STOCK EXCHANGE	08:00 / 16:30	CHF	LYMWE BW	LYMWE.BN	Yes
SIX Swiss Exchange**	08:00 / 16:20	USD	LYMWO SW	LYMWO.S	Yes

* First Listing Place of this share class ** Listing of other share classes

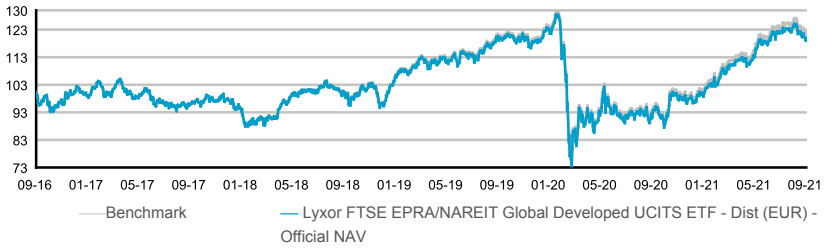
Main Fund Characteristics

Ticker	LYMWE SW
Fund Type	SICAV
Domiciliation	Luxembourg
UCITS compliant	Yes
ISIN	LU1832418773
Swiss Tax	Yes
Replication method	Indirect (Swap Based)
Securities Lending	No
Full ownership of fund assets	Yes
Share Class Currency	EUR
Inception Date	11/01/2010
Nav per share at inception (EUR)	42.7328
Total Expense Ratio p.a	0.45%
Currency risk	Yes
NAV per Share (EUR)	45.37
Share AUM (M EUR)	112.11
Total Fund Assets (M EUR)	156.01
Umbrella (M EUR)	15,912.92
Minimum Investment (Share)	1
Income treatment	Distribution
Last Amount (EUR)	0.73
Date if distribution	July & December

Source: Lyxor AM, 30th September 2021

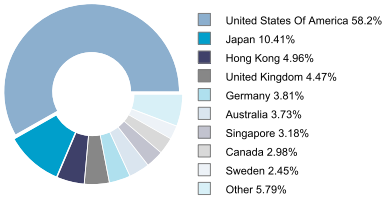
2. Index information

Source: Bloomberg, Lyxor AM, to 30th September 2021

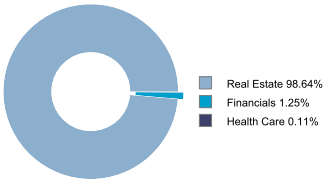


Full name	FTSE EPRA/NAREIT Developed Index Net TRI USD
Exposure	Global
Asset Class	Equity
Index type	Net Total Return
Currency	USD
Index Reuters RIC	-
Index Bloomberg ticker	TRNGLU
Further information	www.ftse.com

Index Geographical Allocation



Index Sector Allocation



Top ten constituents

Prologis Inc	4.89%
Equinix Inc	3.73%
Public Storage	2.37%
Simon Property Group Inc	2.24%
Digital Realty Trust Inc	2.14%
Welltower Inc	1.84%
Vonovia Se	1.83%
Avalonbay Communities Inc	1.63%
Equity Residential	1.58%
Alexandria Real Estate Equit	1.56%

3. ETF Performances

	1 Month	3 Months	6 Months	3 Years	5 Years
Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF - Dist (EUR)	**-4.10%**	**1.26%**	**9.41%**	**18.17%**	**18.95%**
Benchmark (EUR)	-4.05%	1.40%	9.71%	19.96%	21.00%
Tracking Difference	-0.05%	-0.14%	-0.30%	-1.79%	-2.05%

	YTD	2020	2019	2018	2017
Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF - Dist (EUR)	**20.36%**	**-16.96%**	**23.56%**	**-1.28%**	**-3.00%**
Benchmark (EUR)	20.84%	-16.55%	24.15%	-0.88%	-3.06%
Tracking Difference	-0.48%	-0.41%	-0.59%	-0.40%	0.06%
Tracking Error	-	0.07%	0.03%	0.03%	0.06%

Source: Bloomberg, Lyxor AM, to 30th September 2021

The figures relating to [past performances / simulated past performances / past performances and simulated past performances] refer or relate to past periods and are not a reliable indicator of future results. This also applies to historical market data.

Performances related to distributing ETF are calculated reinvesting dividends into the ETF performance
Performance gap represents the performance differences between the ETF and the Index
The Tracking Error represents the annualised volatility of the performance differences between the ETF and the benchmark

Changes of benchmark may occur. To compare the track of the ETF with its benchmark, we will use the below indexes:

	From	To
MSCI WORLD REAL ESTATE Price Return	11/01/2010	06/11/2012
FTSE EPRA/NAREIT Developed Index Net TRI USD	06/11/2012	

** The fund's performance track record is that of LYXOR FTSE EPRA/NAREIT Global Developed UCITS ETF until 11/08/2018. This fund was absorbed by Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF on 11/08/2018.

	1Y	3Y	5Y
Fund volatility	12.61%	24.21%	20.01%
Benchmark volatility	12.61%	24.18%	19.99%
Sharpe ratio	2.62	0.27	0.19

Important information for Investors

Parties entering into transactions (such as a derivative or financing transaction) or investing in financial instruments that use an index or a variable interest rate (benchmark) are exposed to the risk that:
(1) such benchmark may be subject to methodological or other changes which could affect the value of the relevant transaction; or
(2) (i) may become not compliant with applicable laws and regulations (such as the European Benchmark Regulation), (ii) may cease to be published (possible cessation of LIBOR publication or planned cessation of EONIA both after December 2021), or (iii) the supervisor or administrator of any such benchmark may make a statement that the relevant benchmark is no longer representative, and as a consequence the relevant benchmark may be replaced by another benchmark which may have an adverse and material impact on the economics of the relevant transactions.

You should conduct your own independent investigation and analysis of the potential consequences of any relevant risks such as those mentioned above, particularly in light of the ongoing industry initiatives related to the development of alternative reference rates and the update of the relevant market standard documentation.

Risk Factors

It is important for potential investors to evaluate the risks described below and in the fund prospectus which can be found on www.lyxoretf.com
CAPITAL AT RISK: ETFs are tracking instruments: Their risk profile is similar to a direct investment in the Underlying Index. Investors' capital is fully at risk and investors may not get back the amount originally invested.
REPLICATION RISK: The fund objectives might not be reached due to unexpected events on the underlying markets which will impact the index calculation and the efficient fund replication.
COUNTERPARTY RISK: Investors are exposed to risks resulting from the use of an OTC Swap with Societe Generale. In-line with UCITS guidelines, the exposure to Societe Generale cannot exceed 10% of the total fund assets. Physically replicated ETFs may have counterparty risk resulting from the use of a Securities Lending Programme.
UNDERLYING RISK: The Underlying Index of a Lyxor ETF may be complex and volatile. When investing in commodities, the Underlying Index is calculated with reference to commodity futures contracts exposing the investor to a liquidity risk linked to costs such as cost of carry and transportation. ETFs exposed to Emerging Markets carry a greater risk of potential loss than investment in Developed Markets as they are exposed to a wide range of unpredictable Emerging Market risks.
CURRENCY RISK: ETFs may be exposed to currency risk if the ETF is denominated in a currency different to that of the Underlying Index they are tracking. This means that exchange rate fluctuations could have a negative or positive effect on returns.
LIQUIDITY RISK: Liquidity is provided by registered market-makers on the respective stock exchange where the ETF is listed, including Societe Generale. On-exchange liquidity may be limited as a result of a suspension in the underlying market represented by the Underlying Index tracked by the ETF; a failure in the systems of one of the relevant stock exchanges, Societe Generale or other market-maker systems; or an abnormal trading situation or event.

Investor's Notice

**The Total Expense Ratio (TER) covers all costs incurred by the Management Company to manage the underlying assets. It comprises a Management Fee and Structural Costs described as follows. The Management Fee represents the compensation for the Management Company services. The Structural Costs represent the custodian fee, the administrative fee, the audit fee and all other operating costs that will be paid by the Management Company to operate the funds.

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By investing into these products, the investor certifies to Société Générale that he is duly authorized to do so, by consulting, if he finds it necessary, his own investment advisors or any other competent professionals with regard to the advisability of said investment.

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The country of domicile of the fund presented in this document is Luxembourg. The fund Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF is listed on the SIX Swiss Exchange and/or BX Swiss Exchange and authorized for the offer and distribution in Switzerland or from Switzerland pursuant to the Swiss Federal Act on Collective Investment Schemes (CISA).

In respect to the units/shares of the fund distributed in and from Switzerland, place of performance and jurisdiction is at the registered office of the Representative in Switzerland.

The Swiss Financial Market Supervisory Authority FINMA has authorized Société Générale, Zurich Branch, to act as Swiss Representative and Paying Agent of the funds in Switzerland. The prospectus, simplified prospectus, key investor information document (KIID), articles of association, investment regulations, annual and semi-annual reports and other relevant documentation according to Art. 133 of the Swiss Federal Ordinance on Collective Investment Schemes of the Lyxor ETFs which are authorized for distribution in or from Switzerland, can be obtained free of charge at the Swiss representative office:

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