

## 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

## Private Placement Opportunities Strategy 4 B DIS

ISIN: LU2050540819

#### Manufacturer:

Name: Alter Domus Management Company S.A.

Contact Details: 15 Boulevard F.W. Raiffeisen, L-2411 Luxembourg  
[www.alterdomus.com](http://www.alterdomus.com) - Call (+352) 48 18 28 33 60 for more information.

Competent Authority: Commission de Surveillance du Secteur Financier

Date of production: 14/09/2020

**You are about to purchase a product that is not simple and may be difficult to understand.**

### What is this product?

#### Type:

A Société d'Investissement à Capital Variable (SICAV) - specialised investment fund (SIF) governed by the 2007 Law and as an Alternative Investment Fund within the meaning of the Directive 2011/61/EU of 8 June 2011 and the law of 12 July 2013.

#### Objectives:

The investment objective of the sub-fund is to achieve an attractive medium to long term return, without capital guarantee by adopting debt and mezzanine financing strategies.

The sub-fund targets approximately 10 to 20 investments between EUR 500,000 and EUR 15 million each without any geographical or sectorial constraints, focussed on unsecured, subordinated mezzanine financing instruments and alternative financing.

Where deemed suitable the sub-fund may hold part of its net assets in UCITS and other UCIs, other debt instruments (including MMI) as well as bank deposits.

This sub-fund and this product were launched in 2020.

The currency of the product is expressed in EUR.

This product is a distribution product meaning that income and capital gains may be distributed.

You have to invest for a minimum of EUR 125,000.

#### Intended retail investor:

The sub-fund is established for a limited duration of seven (7) years, but may be extended or shortened by up to two consecutive one year periods.

The sub-fund is suitable for Well-Informed investors with an appropriate knowledge of the different risks linked directly to investment in unsecured loans and willing to accept an investment horizon over five (5) years.

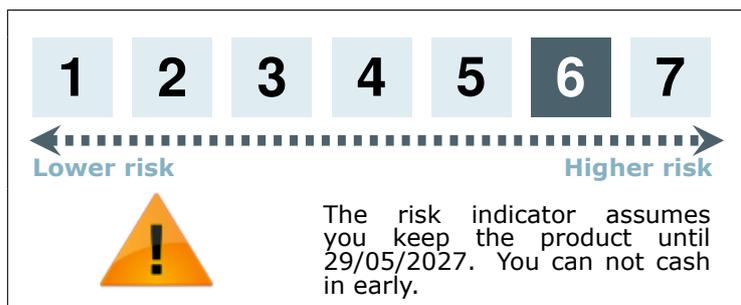
It is designed for the investment objective of building up capital over a medium to long term period.

#### Term of product:

The product is foreseen to mature on 29/05/2027.

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

## Risk indicator:



We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact our capacity to pay you.

The product is also exposed to the following materially relevant risks that are not included in the summary risk indicator:

- Liquidity risk
- Interest rate risk
- Credit risk

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.

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.

## Performance scenarios:

Investment 10,000.00 EUR Scenarios		7 years (Recommended holding period)
<b>Stress scenario</b>	<b>What you might get back after costs</b> Average return each year	6,398.08 EUR -5.63 %
<b>Unfavourable scenario</b>	<b>What you might get back after costs</b> Average return each year	9,374.08 EUR -0.34 %
<b>Moderate scenario</b>	<b>What you might get back after costs</b> Average return each year	13,366.08 EUR 4.84 %
<b>Favourable scenario</b>	<b>What you might get back after costs</b> Average return each year	14,310.07 EUR 5.87 %

This table shows the money you could get back over the next 7 years (recommended holding period), under different scenarios, assuming that you invest 10,000.00 EUR.

**Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.**

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and

how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

This product cannot be cashed in. This means it is difficult to estimate how much you would get back if you cash in before maturity. You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so.

The figures shown include all the costs of the product itself and includes the costs of 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 happens if Alter Domus Management Company S.A. is unable to pay out?

You may face a financial loss should the manufacturer and/or the depositary default. There is no compensation or guarantee scheme in place which may offset, all or any, of this loss.

## What are the costs?

### Costs over time

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the product itself, for the recommended holding period. They include potential early exit penalties. The figures assume you invest 10,000.00 EUR. The figures are estimates and may change in the future.

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment 10,000.00 EUR Scenarios	If you cash in at the end of the recommended holding period
<b>Total costs</b>	1,940.99 EUR
Impact on return (RIY) per year	1.97 %

### Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact on return per year			
<b>One-off costs</b>	<b>Entry costs</b>	0.61 %	The impact of the costs already included in the price. This is the most you will pay, and you could pay less. This includes the costs of distribution of your product. The impact on return per year of this fee is calculated based on the maximum 4% entry fee you might pay when investing.
	<b>Exit costs</b>	0.00 %	The impact of the costs of exiting your investment when it matures.
<b>Ongoing costs</b>	<b>Portfolio transaction costs</b>	0.00 %	The impact of the costs of us buying and selling underlying investments for the product.
	<b>Other ongoing costs</b>	1.36 %	The impact of the costs that we take each year for managing your investments. The percentage shown here is an estimate of the costs. The product's annual financial reports provide further details on the costs charged to the product during the relevant financial year.
<b>Incidental costs</b>	<b>Performance fees</b>	0.00 %	Not applicable

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

### Recommended holding period: 7 years

You should be prepared to stay invested until 29/05/2027. You cannot redeem your investment during this time.

## How can I complain?

If you have any complaints about the product, the conduct of the manufacturer or the person that advised on or sold this product, you can use different communication channels:

- by e-mail to [complaints@manco.alterdomus.com](mailto:complaints@manco.alterdomus.com)
- by letter to 15 Boulevard F.W. Raiffeisen, L-2411 Luxembourg
- by phone calling the number (+352) 48 18 28 33 60

In all cases, the complainant must clearly indicate his/her contact details (name, address, phone number or email address) and provide a brief explanation of the claim. More information is available on our website [www.alterdomus.com](http://www.alterdomus.com).

## Other relevant information

The issuing document of the product, the latest version of the Key Information Document as well as the latest annual report, may be obtained free of charge on [www.alterdomus.com](http://www.alterdomus.com).