

KEY INFORMATION DOCUMENT

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.

LendInvest S.C.A. SICAV SIF - LendInvest Real Estate Opportunity Fund – Class II GBP

Identifier: LU1004414204

Manufacturer: **LendInvest S.C.A. SICAV SIF**

<http://www.alterdomus.com/services/management-company/downloads>

For more information, call phone number 00 352 48 18 28 1

Competent Authority: Luxembourg regulator "Commission de Surveillance du Secteur Financier"

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

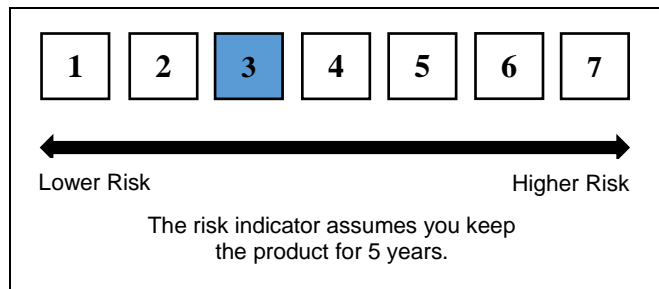
What is the product?

Type	<p>This product is a capitalisation class of shares denominated in GBP of the sub-fund "LendInvest Real Estate Opportunity Fund" (the "Sub-Fund") of the "société d'investissement à capital variable – fonds d'investissement spécialisé" denominated LendInvest S.C.A. SICAV SIF (the "Fund"). The Fund is an open-ended investment company with variable capital, organized as partnership limited by shares. The Fund is authorized under the Luxembourg law of 13 February 2007 related to specialized investment fund as amended from time to time and qualifies as an Alternative Investment Fund under the meaning of the Luxembourg law of 12 July 2013 related to Alternative Investment Fund Manager. The Fund is an umbrella fund and as such may operate separate sub-funds, each of which is represented by one or more classes of shares.</p>
Objectives	<p>The investment objective of the Fund is to generate attractive, income-led returns for its investors. To achieve this, the Sub-Fund implements a secured real estate lending strategy (75-100% of the Sub-Fund's assets), providing real estate counterparts or operational companies with financing solutions related to real estate transactions in strategically selected locations, such as:</p> <ul style="list-style-type: none">- construction financing (for building and civil engineering works);- property development (for developments such as residential, office, commercial and sustainable neighborhood projects);- property acquisitions, which may be financing real estate companies with a 'buy and hold' strategy; through to borrowers looking to make short-term trading gains with 'buy and sell' strategies;- all financing activities in relation to real estate transactions are pursued while considering the underlying property and benefit generally from a first ranking mortgage as security. A minority of transactions are secured by a second ranking mortgage. <p>The Product may also enter into direct acquisition, joint venture and co-investment transactions or invest in target real estate vehicles (0-25% of the Sub-Fund's assets).</p> <p>The primary geographical focus of the Sub-Fund will be in England, with a bias towards larger cities and towns across the country. The objective is to generate strong and stable cash flows with downside protection, with a target to achieve an average total return to investors of between 6% and 10% per annum.</p> <p>Given the above objectives, the recommended holding period is 5 years.</p>
Intended retail investor	<p>The Sub-Fund is a real estate product and is suitable for well-informed investors within the meaning of Article 2 of the 2007 Law, who are not qualified as professional clients and who are interested in achieving long-term capital growth. Due to the investments in or exposure to the real estate market in England, investors should be experienced and have a good understanding of the investment strategies and associated risks. The minimum initial subscription amount is EUR 125,000 or the equivalent in GBP unless otherwise required by the 2007 Law.</p>
Maturity date	<p>This product has no maturity date.</p>

Please visit our website (<http://www.alterdomus.com/services/management-company/downloads>) for further information.

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.

In compliance with the provisions of the Commission Delegated Regulation (EU) 2017/653 of 8 March 2017, this product falls within category 1. Such category covers products which are priced on a less regular basis than monthly and having no appropriate benchmark or proxy. Therefore, the risk indicator of this product shall be 3 out of 7, which is the medium low risk class as per the above regulation.

The risk of the product may however be significantly higher where the product is not held for the recommended holding period and poor market conditions are likely to impact the capacity of this product to pay you.

The product's risks relate to general economic and market conditions, such as interest rate, inflation rates, economic uncertainty, and changes in national and international political circumstances. These factors will affect the level and volatility of asset prices and liquidity of the investments held.

Liquidity risk relates to the risk of loss resulting from the fact that the Sub-Fund may invest in equity and debt issued by companies which are not regulated. Consequently, the relevant investment may represent a low level of liquidity and marketability, involving that investment in the market, which may only be possible through a discount to par value.

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

If the product is not able to pay you what is owed, you could lose some or all of your investment.

Performance Scenarios

Investment: GBP 10,000

Scenarios		1 Year	3 Years	5 Years (Recommended Holding Period)
	What you might get back after costs	9,024.01	9,244.93	9,058.81
Stress scenario	Average return each year	-9.76%	-2.58%	-1.96%
	What you might get back after costs	10,573.84	12,078.69	13,844.00
Unfavorable scenario	Average return each year	5.74%	6.50%	6.72%
	What you might get back after costs	10,784.90	12,449.78	14,371.67
Moderate scenario	Average return each year	7.85%	7.58%	7.52%
	What you might get back after costs	10,864.33	12,673.82	14,735.22
Favorable scenario	Average return each year	8.64%	8.22%	8.06%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest GBP 10,000. 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 reasonable and conservative best estimate of the expected values of the product. What you get will vary depending on how the market performs and how long you keep the investment/product. 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 happens if the Sub-Fund is unable to pay out?

The investor may face a financial loss (equal to some or all of the investor's investments) due to the default of the Sub-Fund. Such a potential loss is not covered by any investor compensation or guarantee scheme.

What are the costs?

Presentation of costs

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get based on the moderate scenario. 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 three different holding periods. They include potential early exit penalties. The figures assume you invest GBP 10,000. The figures are estimates and may change in the future.

Costs over time

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.

Scenarios Investment: GBP 10,000	If you cash in after 1 Year	If you cash in after 3 Years	If you cash in after 5 Years (Recommended Holding Period)
Total costs	364.00	1,092.00	1,820.00
Impact on return (RYI) per year	3.64%	3.64%	3.64%

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 based on the moderate scenario.

One-off costs	Entry costs	0%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0%	The impact of the costs of exiting your investment at the end of the recommended holding period.
Ongoing costs	Portfolio transaction costs	0%	The impact of the costs related to the purchase and selling underlying investments for the product.
	Other ongoing costs	2.60%	The impact of the costs, charged each year for managing your investments.
Incidental costs	Performance fees	1.04%	The impact of the performance fee, i.e. 2% of the NAV above a hurdle of 8% and 20% of the total net return of the net asset value of the product exceeding 10%.
	Carried interests	0%	There is no carried interest.

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

This product being a sophisticated alternative fund, the recommended holding period is 5 years

This product is an open-ended fund but it is recommended to hold the product at least until the end of the recommended holding period. The product may be redeemed on a monthly basis. Any redemption request must be received before 4 p.m. (Luxembourg time) by the central administration and paying agent ninety (90) calendar days prior to the relevant valuation day (the "Valuation Date"). All payments due pursuant to the foregoing will be paid in principle within ninety (90) business days following the relevant Valuation Date.

How can I complain?

Complaints can be submitted directly to the management company Alter Domus Management Company S.A. at <http://www.alterdomus.com/services/management-company/management-company-policies>.

Other relevant information

Please see <http://www.alterdomus.com/services/management-company/downloads> for further details and all documentation related to this investment company.