

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

Name:	Plutos HoldCo AIF S.à r.l. - Class B Shares
PRIP-manufacturer:	Plutos HoldCo AIF S.à r.l.
ISIN:	LU2054481952
Website:	www.hauck-aufhaeuser.com
Call for more information:	+352/ 45 13 14 500
Competent Authority:	Commission de Surveillance du Secteur Financier (CSSF)
Date of production:	20. September 2019

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

What is this product?

Type:	This product is an alternative investment fund (the “AIF”) in the legal form of a Luxembourg private limited liability company.
Objectives:	The Fund's investment objective is to indirectly acquire, partially develop and refurbish, and operate a commercial real estate property in Munich's district Trudering, located in Schatzbogen 50-62 / Am Moosfeld 26 in 81829 Munich (the “ Property ”) and hold and acquire any assets to manage the Property. The Fund intends to allow Investors to participate in the expected returns of the Property. A change of this investment strategy is not intended.
Intended retail Investors:	The product is suitable for investors who have a long-term investment focus and if necessary are financially able to bear a total loss of their invested capital. The product should only be part of a diversified investment portfolio.
Term:	The product has been created for a limited duration of 4 years.

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

Risk Indicator:



←----->
low risk high risk

The product has been created for a limited duration of 4 years. The recommended holding period corresponds to the term of the product

With regard to the illiquidity of the product or rather investments made by the product you have no claim on an early termination of the investment as well as for the withdrawal of funds.

Description risk indicator:

The risk indicator assumes you keep the product until the end of the term of the product. The actual risk can vary significantly if you cash in at an early stage (i.e. by a transfer) and you may get back less. You may be not able to cash in early. When you cash in early you may have to pay significant extra costs.

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 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 exposed to risks resulting from investments in real estate. Further details can be found in the private placement memorandum.

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

Performance Scenarios

Investment (EUR 10.000)		1 year	2 years	4 years
Scenarios				
unfavourable scenario	What you might get back after costs <i>Average return each year</i>	7.546 Euro -24,5 %	6.843 Euro -17,3 %	8.476 Euro -4,0 %
moderate scenario	What you might get back after costs <i>Average return each year</i>	10.097 Euro 1,0 %	11.931 Euro 9,2 %	16.022 Euro 12,5 %
favourable scenario	What you might get back after costs <i>Average return each year</i>	10.829 Euro 8,3 %	12.596 Euro 12,2 %	17.823 Euro 15,5 %

Description Performance Scenarios:

This table shows the money you could get back at the end of the term, under different scenarios, assuming that you invest EUR 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 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 figures mentioned in the scenarios assume the reinvestment of distributed amounts which is not intended or rather not possible in this case.

This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the term. 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, 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 PRIIP manufacturer is unable to pay out?

You could lose a part or your whole investment amount, if the PRIIP manufacturer is unable to pay out. A potential loss is not covered by an investor compensation or guarantee scheme.

What are the costs?*

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 until the end of the term. The figures assume you invest EUR 10 000. The figures are estimates and may change in the future.

Table 1: Cost 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.

Investment (EUR 10.000) Scenarios	If you cash in after 1 year	If you cash in after 2 years	If you cash in after 4 years
Total costs	237 EUR	323 EUR	496 EUR
Impact on return (RIY) per year	2,37%	1,61 %	1,24 %

Table 2: 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;
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	0,00 %	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	0,00 %	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0,00 %	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1,24 %	The impact of the costs that we take each year for managing your investments .
Incidental costs	Promote fee	20,00 %	The promote fee calculated on the investment profit upon exit/disposal.

* Costs which were taken as a basis in this section are estimates by the manufacturer. Actual costs could be higher or lower than the estimates which were taken as a basis.

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

The recommended holding period corresponds to the term of the product

With regard to the illiquidity of the product or rather investments made by the product you have no claim on an early termination of the investment as well as for the withdrawal of funds.

How can I complain?

Complaints can be sent in written form to the registered address of the PRIIP manufacturer at 4, rue Jean Monnet, 2180 Luxembourg, Grand Duchy of Luxembourg.

Other relevant information

Other relevant information of the product (i.e. prospectus, articles of incorporation, annual accounts) can be requested from the company for free at any time.