

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:	CORESTATE Capital Investment Solutions – High Street Program - Class A LP
	Interests
PRIP-manufacturer:	CORESTATE Capital Investment Solutions SCSp, SICAV-RAIF
ISIN:	LU 1901728219
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:	5 November 2018

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 a reserved alternative investment fund (the “RAIF”) in the legal form of a Luxembourg special limited partnership.

Objectives: The sub-fund “High Street Program” of the RAIF is a close-ended real estate fund investing the entirety of the funds collected from investors into so called “High Street VIII” and conditional to sufficient Commitments into “High Street VIII Enhancement” portfolios (the “Target Portfolios”) which are real estate portfolios sponsored by a Sponsor Affiliate. For the purpose of its investment in the Target Portfolio, the sub-fund intends to acquire shares in a number of special purpose vehicles (the “Targets”) subject to, and under the terms of, “joint venture/co-investment agreements” (the “JVCIAs”) entered into between the Target Sponsor, the Sub-Fund and, as the case may be, a number of other investors. The investment in the Targets provides the Sub-Fund with an indirect exposure to the Target Portfolio.

The Target Portfolio shall be comprised of two sub-portfolios. The first sub-portfolio is the so called project “High Street VIII” which encompasses the acquisition of a real estate portfolio sponsored by the Target Sponsor comprising shopping centres or other large commercial buildings (Geschäftshäuser) such as retail properties, department stores and warehouses located in mid-sized cities throughout Germany (such as Garbsen, Nordhorn, Rostock, Schwenningen and Sindelfingen) with a targeted aggregate gross asset value of approx. EUR 245 million (the “HS VIII Portfolio”). The yet identified properties of the HS VIII Portfolio to be acquired are being let inter alia to renowned German retailers such as Adler, expert, H&M, Müller, Woolworth etc., renowned food discounters such as Edeka etc., and the renowned cinema operator Cinemaxx.

If the Sub-Fund collects sufficient Commitments from Investors, it is the further intention that the HS VIII Portfolio shall be supplemented by an additional acquisition of one shopping centre in Bremen, Germany, with a targeted aggregate gross asset value of approx. EUR 70 million (the “HS VIII Enhancement Portfolio”). The HS VIII Portfolio Enhancement is planned to close in March 2019. The Sub-Fund will enter into a JV CIA with the Target Sponsor and, potentially, a number of other unrelated investors.

Intended retail Investors: The product is suitable for well-informed investors within the meaning of the Luxembourg Law of 23 July 2016 on Reserved Alternative Investment Funds 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 and will be automatically put into liquidation upon termination of all JVCIAs to which the Sub-Fund will be a party to (which occurs, inter alia, upon a full exit from the investments under the terms of the individual JVCIAs).

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

Risk Indicator:

1	2	3	4	5	6	7
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low risk high risk

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>	8.486 Euro -15,14 %	7.999 Euro -10,56 %	8.814 Euro -3,10 %
moderate scenario	What you might get back after costs <i>Average return each year</i>	9.744 Euro -2,56 %	10.904 Euro 4,42%	15.046 Euro 10,75 %
favourable scenario	What you might get back after costs <i>Average return each year</i>	11.002 Euro 10,02 %	12.487 Euro 11,74 %	16.221 Euro 12,86 %

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.

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	181 EUR	161 EUR	152 EUR
Impact on return (RIY) per year	1,81%	1,62 %	1,53 %

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	2,00 %	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	0,61 %	The impact of the costs that we take each year for managing your investments .
Incidental costs	Performance fees/ Carried Interests	0,00 %	The impact of the performance fee.

* 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 1c, rue Gabriel Lippmann, L-5365 Munsbach, 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.