

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 Open Solutions – Stratos II - Class A LP Interests
PRIP-manufacturer:	CORESTATE Capital Open Solutions SCSp, SICAV-RAIF
ISIN:	LU2007337038
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:	31 December 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 a reserved alternative investment fund (the “RAIF”) in the legal form of a Luxembourg special limited partnership.
Objectives:	<p>The Investment Objective of the Sub-Fund is to create a risk adjusted return by making Investments providing an exposure to the financing of development projects for residential and commercial property in Germany.</p> <p>There can be no guarantee that the Investment Objective will be met.</p> <p>The Partnership is an open-ended feeder fund investing the entirety of the funds collected from investors (except for reserves required to pay expenses and for working capital purposes) into Stratos Immobilienanleihefonds II, a German open-ended special fund (the Master Fund). The Master Fund engages in financing activities in relation to development projects for residential and commercial property in Germany.</p> <p>The Master Fund engages in financing activities in relation to development projects for residential property in Germany. The current size of the Master Fund is at approx. EUR 1,200 million.</p>
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 Sub-Fund has been created for an unlimited duration and will be automatically put into liquidation at the date at which the Master Fund will enter into liquidation.

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

Risk Indicator:



←----->
low risk high risk

The recommended holding period is minimum 2 years.

Description risk indicator:

The risk indicator assumes you keep the product until the end of the recommended holding period 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 or only under certain conditions. 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 5 out of 7, which is a medium-high risk class.

This rates the potential losses from future performance at a medium high level, and poor market conditions will likely impact our capacity to pay you.

The product is exposed to risks resulting from investments in the Master Fund. 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)			
Scenarios		1 year	2 years
unfavourable scenario	What you might get back after costs <i>Average return each year</i>	10.818 Euro 8,18 %	11.813 Euro 8,69 %
moderate scenario	What you might get back after costs <i>Average return each year</i>	11.021 Euro 10,21 %	12.110 Euro 10,05 %
favourable scenario	What you might get back after costs <i>Average return each year</i>	11.117 Euro 11,17 %	12.290 Euro 10,86 %
stress scenario	What you might get back after costs <i>Average return each year</i>	9.321 Euro -6,79 %	9.398 Euro -3,06 %

Description Performance Scenarios:

This table shows the money you could get back at the end of the recommended holding period, 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 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.

The figures mentioned in the scenarios assume the reinvestment of distributed amounts which is not intended or rather not possible in this case. The figures do not include potential "Entry costs" as mentioned in "Table 2: Composition of costs".

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
Total costs	595 EUR	890 EUR
Impact on return (RIY) per year	5,95%	4,45 %

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	3,00 %	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	2,95 %	The impact of the costs that we take each year for managing your investments .
Incidental costs	Performance fees/ Carried Interests	0,00 %	The Master Fund will pay 50% of the yield earned above 7% plus cost (= 8.45%) to a Sponsor Affiliate.

* 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 is minimum 2 years.

The Sub-Fund is open-ended; consequently Investors are entitled to request redemption of their Interests subject to the following conditions: Redemption requests in respect of all or some of an Investor's LP Interests are processed as of the last day of each Fiscal Year of the Partnership (i.e., 31 October). An Investor must submit its redemption request by letter or fax directed to the address and/or number indicated in the Subscription Agreement by the end of the fifth (5th) Business Day prior to the beginning of the relevant Fiscal Year at the end of which the LP Interests shall be redeemed. Interests may be redeemed at the initiative of the Partnership in accordance with, and in the circumstances set out under, the Partnership Agreement.

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.