

Key Information Document

Purpose

This document provides you with key investor 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

Product Name: Prime Capital Private Markets S.A., SICAV-RAIF – Salux Senior Debt Bridge Fund (the “Sub-Fund”), Class CS2

ISIN: LU2436935782

WKN: A3DC7D

PRIIP Manufacturer: Prime AIFM Lux S.A.

Website: <https://www.primeaifmlux.lu/>

Competent Authority: Commission de Surveillance du Secteur Financier (CSSF) is the Competent Authority supervising PRIIPs requirements on this Product

Reference Date: 27.01.2022

What is this product?

Type

Prime Capital Private S.A., SICAV-RAIF (referred to as the “Company”) is a Luxembourg société d’investissement à capital variable - fonds d’investissement alternatif réservé (investment company with variable capital – reserved alternative investment fund) under the 2016 Act, the 1915 Act and the Articles. The Company has adopted the form of a public limited liability company (société anonyme). The Company has been formed on 25 January 2022.

Objective

The Sub-fund’s investment objective is to generate consistent returns by investing in loans, which provide short-term financing for predominantly residential real estate projects in Germany, and to reduce related investment risk by securing such financing via first lien (*senior*) collateralization.

The Sub-fund’s investment strategy will consist of financing residential real estate projects located in Germany on a short-term basis via loans. The targeted typical maturity of a loan will be up to twelve (12) months. Borrowers will repay the loans to the Sub-fund through exit or refinancing events. In order to reduce the credit risk, the loans will be secured with first lien (erstrangige Grundbuchbesicherung) on the respective real estate asset. The investment return is not dependent on an increase in the value of a property and is therefore not expected to be affected by short-term volatility in property values. Irrespective of potential changes in property values, conservative loan-to-value ratios provide strong downside protection for investments.

Intended retail investor

The section refers to the semi-professional investors that are envisaging to subscribe to the fund, which are classified as retail investors according to Directive (2014/65/EU). Investors should be aware that the Sub-fund’s investment program is speculative and entails substantial risk. There can be no assurance that the investment objectives of the Sub-fund, including its portfolio monitoring and diversification goals, will be achieved, and results may vary substantially over time. This Sub-fund may not be appropriate for investors who plan to withdraw their money within 5 years.

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

Risk Indicator



The risk indicator assumes you keep the product for 5 years.
The actual risk can vary significantly if you cash in at an early stage and you may get back less.

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 2 out of 7, which is a low risk class. This rates the potential losses from future performance at a low level, and poor market conditions are very likely to impact the capacity of Prime AIFM Lux S.A. to pay you. This product does not include any protection from future market performance, so you could lose some or all of your investment.

Performance Scenarios

Investment € 10 000 Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress Scenario	What you might get back after costs (€)	€ 7 799.94	€ 8 368.66	€ 7 965.33
	Average return each year (%)	-22.00 %	-5.76 %	-4.45 %
Unfavourable Scenario	What you might get back after costs (€)	€ 9 720.65	€ 9 612.28	€ 9 585.45
	Average return each year (%)	-2.79 %	-1.31 %	-0.84 %
Moderate Scenario	What you might get back after costs (€)	€ 10 126.34	€ 10 277.22	€ 10 430.35
	Average return each year (%)	1.26 %	0.92 %	0.85 %
Favourable Scenario	What you might get back after costs (€)	€ 10 371.72	€ 10 803.54	€ 11 159.03
	Average return each year (%)	3.72 %	2.61 %	2.22 %

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest € 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.

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 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 Prime AIFM Lux S.A. is unable to pay out?

The assets of the Sub-Fund are segregated from the assets and liabilities of Prime AIFM Lux S.A. and held in a separate account with Banque et Caisse d'Epargne de l'Etat, as depositary of the Sub-Fund (the "Depositary"). Therefore the financial position of Prime AIFM Lux S.A. will have no impact on the funds invested by the investor in the Sub-Fund.

Losses are not covered by an investor compensation or guarantee scheme. Furthermore, the Depositary of the Sub-Fund is responsible for the safekeeping of the assets of the Sub-Fund, there is a potential default risk if the assets of the Sub-Fund held with the Depositary are lost. However, such default risk is limited due to the rules set out in Article 19 of the AIFM Law and in the Commission Delegated Regulation (EU) 231/2013, which require a segregation of assets between those of the Depositary and the Sub-Fund. The Depositary is liable to the Sub-Fund or to the investors of the Sub-Fund for the loss by the Depositary or one of its delegates of a financial instrument held in custody unless the Depositary is able to prove that the loss has arisen as a result of an external event beyond its reasonable control. For all other losses, the Depositary is liable in case of its negligent or intention failure to properly fulfil its obligations pursuant to the AIFM Law and any applicable rules and regulations.

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, for three different holding periods. They include potential early exit penalties. The figures assume you invest € 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.

Investment € 10 000 Scenarios	If you cash in after		
	1 year	3 years	5 years (Recommended holding period)
Total costs (€)	€ 219.31	€ 660.87	€ 1 108.87
Impact on return (RIY) per year (%)	2.12%	2.12%	2.12%

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	0.89%	The impact of the costs of us of buying and selling underlying investments for the product.
	Other ongoing costs	1.23%	The impact of the costs that we take each year for managing your investments. Some of the recurring costs, such as custody, depositary, and administration fees, are expected to increase from the second year onwards.
Incidental costs	Performance fees	0.00%	The impact of the performance fee. The AIFM will receive a maximum Incentive Fee of 10% per annum of Eligible Performance (above HWM of 6%) charged annually in arrears.
	Carried interests	0.00%	The impact of the Carried interests.

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

Recommended holding period: 5 years

The holding period has been defined in accordance to the product characteristic and is recommended in order to amortize the costs linked to the investments and to reduce the volatility of the portfolio taking into account the cyclicity of the financial markets.

Shares of a given Class will need to be held by a Shareholder for a minimum period of six (6) months, commencing with the Dealing Day on which such Shareholder's Subscription Offer has been accepted (each a Minimum Holding Period). Shareholders may redeem their Shares on any Redemption Day provided that the Minimum Holding Period for the redeeming Shares has elapsed; and redemption requests for a given Redemption Day have been received by the Administrator no later than by 17:00h (CET), ninety (90) calendar days prior to the relevant Redemption Day, (each a Redemption Request).

How can I complain?

Information about how to complain to Prime AIFM Lux S.A. or this Key Information Document is available at www.primeaifmlux.lu. The Principles for complaints handling can be found under Downloads in the "Important Notice" section.

You can also contact:

Prime AIFM Lux S.A.
13, Rue Beaumont
L-1219 Luxembourg
Grand Duchy of Luxembourg

Alternatively, complaints can be raised electronically using the email address info@primeaifmlux.lu.

Should you have a complaint about advice received in connection with your investment in the Company, please contact your financial adviser in the first instance.

Other relevant information

Additional information about the Company is available free of charge by contacting info@primeaifmlux.lu, including the General and Special Section of the Offering Memorandum of the Company. Depending on how you subscribe to the Company, you may incur other costs. Copies of the latest Report and Financial Statements are either mailed or sent electronically to investors upon request.

The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU rules.