

# 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

The product you purchase is a limited partner's interest in PT1 Early-Stage Fund II GmbH & Co. KG (the "Fund", LEI: 391200S72Y35C2VWDQ78). The manufacturer is ERIC Fund Management GmbH (the "Manager"). The website of the Manager is: [proptech1.ventures](http://proptech1.ventures). Call +49 30 609889012 for more information. The Federal Financial Supervisory Authority (*BaFin*) is responsible for supervising the Manager in relation to this Key Information Document. The Manager is registered in Germany and regulated by the Federal Financial Supervisory Authority (*BaFin*). This Key Information Document was prepared on December 30, 2022.

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

## What is this product?

**Type:** The product is a limited partner's interest in the Fund.

**Term:** At least 8 years from the date of the first closing of the Fund plus an extension option of two times one year plus further extension options with prior approval of the limited partner advisory committee of the Fund. The Fund is a so-called closed-end fund. This means that the interests cannot be returned or sold to the Fund by the investor upon request. Cancellations of the participation in the Fund are also excluded – except in the cases prescribed by law.

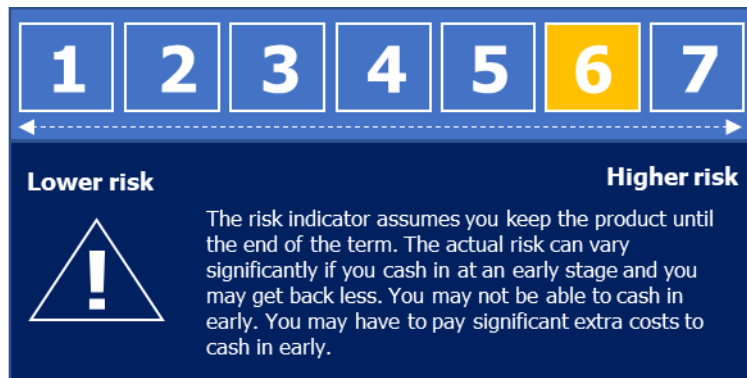
**Objective:** The objective is to increase the capital invested by the investors during the term of the Fund. To this end, equity and quasi-equity investments in start-up companies and other investment objects (including so-called crypto assets) are acquired, held and sold. The investment focus lies in the so-called early-stage sector (pre-seed, seed and (early) series A). The Fund invests in portfolio companies which originate from and / or have substantial business in the European Union and are primarily active in innovative real estate sectors, particularly in the technology sector focused on Property- and Finance-Technology. The Fund allows for discretionary choices with respect to investments that are to be made, whereby this approach does not include a reference to a benchmark. Returns that exceed the costs incurred are generally returned to the investors or paid out to the Fund's initiators via carried interest. A portion of the returns (including any dividend income) may be reinvested. The return of the Fund depends on the performance of the investment assets held and the appropriate time of acquisition and disposal.

**Intended retail investor:** Qualified investors within the meaning of Regulation (EU) No 345/2013. The statutory minimum capital commitment is EUR 100,000. The Fund is aimed at investors who have experience with private equity funds or venture capital funds, can hold the product for the long term and can cope with a total loss of their investment.

**Further information:** The Fund has no depositary. The limited partnership agreement of the Fund with further information about the Fund and descriptions of the investment strategy and objectives of the Fund can be made available in English by the Manager upon request. The latest annual report of the Fund (if available) can be made available in German by the Manager during reporting to investors and upon request. Further practical information can be made available by the Manager upon request; prices for interests in the Fund are not available.

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

### Risk Indicator<sup>1</sup>



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 in risk class 6 out of 7, which is the second highest risk class. This rates the potential losses from future performance as "high" and poor market conditions are very likely to impact our capacity to pay you.

**Be aware of currency risk. The currency of this Fund may be different from that of your country. As you may receive payments in the currency of this Fund and not that of your country, the final return you get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

above.

The risk indicator does not take into account that key persons may leave the Manager and that the default of other investors may affect the diversification of the Fund.

This product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

<sup>1</sup> The Fund is a closed-end alternative investment fund, *i.e.*, your participation in the Fund can only be terminated in the cases prescribed by law. Therefore, it is possible that you may not be able to terminate your investment before the liquidation of the Fund has been completed. The information in this Key Information Document for certain holding periods is prescribed by law. These are purely hypothetical scenarios.

## Performance Scenarios<sup>2</sup>

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period: 8 years Example investment: EUR 10,000 <sup>3</sup>		If you exit after 1 year	If you exit after 8 years
<b>Scenarios</b>			
<b>Minimum</b>	<b>There is no minimum guaranteed return. You could lose some or all of your investment.</b>		
<b>Stress</b> The stress scenario shows what you might get back in extreme market circumstances.	<b>What you might get back after costs</b>	9,700 EUR	2,740 EUR
	Average return each year	-3.0%	-15.0%
<b>Unfavourable</b> The unfavourable scenario shows what you might get back in poor market circumstances.	<b>What you might get back after costs</b>	9,700 EUR	11,390 EUR
	Average return each year	-3.0%	2.0%
<b>Moderate</b> The moderate scenario shows what you might get back in ordinary market circumstances.	<b>What you might get back after costs</b>	9,700 EUR	21,640 EUR
	Average return each year	-3.0%	10.1%
<b>Favourable</b> The favourable scenario shows what you might get back in good market circumstances.	<b>What you might get back after costs</b>	9,700 EUR	30,830 EUR
	Average return each year	-3.0%	15.1%

This product cannot be cashed in. If you exit the investment earlier than the recommended holding period you may have to pay extra 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 Manager is unable to pay out?

There is no contractually guaranteed payout. According to the provisions of the Fund' limited partnership agreement, investors will participate in the returns generated by the Fund. If the Fund has to file for bankruptcy, losses would be likely for the investors. A default of other companies (general partner or managing limited partner), on the other hand, does not lead directly to financial losses for the investors, but can (temporarily or permanently) impair the Fund's ability to act. A possible loss is not covered by a compensation or security system for investors.

### What are the costs?

#### Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10,000 is invested.

<sup>2</sup> Please see footnote 1.

<sup>3</sup> The statutory minimum capital commitment for a qualified investor in the Fund is EUR 100,000. Subscriptions for a lower amount are not permitted. The investment amount of EUR 10,000 assumed in this Key Information Document is required by law in order to make it possible to compare different Key Information Document for different products. However, this is a purely hypothetical scenario.

	<b>If you exit after 8 years</b>
<b>Total costs</b>	4,670 EUR
<b>Annual cost impact<sup>4</sup></b>	5.8% each year

### Composition of Costs

<b>One-off costs upon entry or exit</b>		<b>If you exit after 1 year</b>
Entry costs	0.5% of your capital commitment, which you assume upon admission to the Fund. These costs are already included in the investment amount you pay.	50 EUR
Exit costs	We do not charge an exit fee for the Fund.	n/a
<b>Ongoing costs</b>		
Management fees and other administrative or operating costs	2.0% of your capital commitment per year (average value over 8 years, year 1: 2.4%). This includes an estimate of the other administrative or operating costs based on reasonable discretion.	240 EUR
Transaction costs	0.1 % of your capital commitment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	5 EUR
<b>Incidental costs taken under specific conditions</b>		
Performance fees and carried interest	20% carried interest will be taken if the capital commitments plus a calculative interest of 6% <i>p.a.</i> on the capital contributions have been paid back. The actual amount will vary depending on how well your investment performs. There is no performance fee for this product.	0 EUR

### How long should I hold it and can I take money out early? Recommended and required minimum holding period: at least 8 years

The product is a limited partner's interest in a closed-end fund. The investment should be held for the entire term of 8 years plus an extension option of two times one year and for potential further extensions. An early withdrawal of money is generally not possible. Also, the sale of the limited partner's interest is not possible without the consent of the Manager.

### How can I complain?

- To the Manager in writing or text form to: ERIC Fund Management GmbH, Oranienstrasse 10/11, 10997 Berlin (Germany) or via e-mail to: Fundadmin@eric.do, website: <https://proptech1.ventures>;
- in writing or text form to the Federal Financial Supervisory Authority (*BaFin*) ([poststelle@bafin.de](mailto:poststelle@bafin.de) / Bundesanstalt für Finanzdienstleistungsaufsicht, Graurheindorfer Straße 108, 53117 Bonn), website: [www.bafin.de](http://www.bafin.de).

### Other relevant information

The details of the legal relationship between the investor and the Fund are set out in the limited partnership agreement of the Fund. Further information on the risk involved in investing in the Fund and the tax consequences is provided in the subscription documents that every potential investor receives.

<sup>4</sup> This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 20.9% before costs and 15.1% after costs.