

# KEY INVESTOR INFORMATION DOCUMENT (KIID)

## ELINET RAIF V.C.I.C. PLC | ELINET REAL ESTATE I



### PURPOSE

This document is not marketing material, and its purpose is to provide you with key information about this investment product. The information is required by law to help you understand the nature, costs, risks and rewards of this product and to help you compare it with other similar investment products.

### PRODUCT

<b>ELINET RAIF V.C.I.C. PLC   FUND I (the “Fund”)</b>	
The Fund qualifies as an alternative investment fund within the meaning of the Directive 2011/61/EU on Alternative Investment Fund Managers, as implemented in the Republic of Cyprus by the Alternative Investment Fund Managers Law of 2013 (the “AIFM Law”), as amended or supplemented from time to time.	
<b>Manufacturer</b>	7Q Asset Management Ltd (license number: AIFM 36/56/2013)
<b>Contact Details</b>	You can call us at +357 22763344 or send us an email at funds@7qam.net You can also visit our website at www.7qam.net
<b>Supervising Authority</b>	Cyprus Securities and Exchange Commission
<b>KIID accurate as at</b>	30/11/2024

### WHAT IS THE PRODUCT

The Fund is a sub-fund of ELINET RAIF V.C.I.C. LTD, a private company limited by shares, incorporated and existing under the laws of the Republic of Cyprus as a Variable Capital Investment Company with registration number HE 454571. The Fund’s license number is RAIF 174/2024.

### INVESTMENT OBJECTIVES

The main objective of the Compartment is to provide the Investors of the Compartment a maximize capital appreciation through the application of a diversified investment strategy, which will aim to deliver positive returns through investments in the real estate sector in Greece.

### SFDR CATEGORISATION

This Investment Compartment is considered as an “Article 6” financial product in accordance with the Regulation (EU) 2019/2088 (SFDR). It does not aim to promote ESG characteristics and to this end, the investments underlying this financial product do not qualify as Sustainable Investments.

### INTENDED RETAIL INVESTOR

The Fund is exclusively addressed to professional and well-informed investors who can evaluate the rewards and risks of such an investment, are able to bear the loss of their entire investment and who have a medium to high investment horizon. Due to the risks of such an investment and the lock-up period, the Fund is recommended for investors with an investment horizon of 7+ years.

### TERM

The Fund has an unlimited duration or as otherwise stated in Section 9 of the Fund Information Memorandum, and with the possibility for the board of directors of the Fund to decide an earlier termination of the Fund at its sole discretion.

### WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Lower risk Higher risk

←—————→

Typically, lower rewards Typically, higher rewards

1	2	3	4	5	6	7
---	---	---	---	---	---	---



**The above summary risk indicator assumes you keep the product for 7+ years.  
The actual risk can vary significantly if you cash in at an earlier stage and you may get back less.  
The product is considered illiquid and carries liquidity risk due to the illiquid nature of the assets held.**

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 positive or adverse 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 to high-risk class.** This rates the potential losses from future performance at a medium to high level, and poor market conditions are unlikely to impact on the capacity of the Fund to pay you. This product does not include any protection against future market performance so you could lose part or all your investment.

## PERFORMANCE SCENARIOS

Scenario	Investment of €10,000	1 year	3 years	5 years
<b>Stressed</b>	What you might get back after costs	€ 8,175	€ 6,685	€ 5,580
	Average returns each year (%)	-18.25%	-12.56%	-11.01%
<b>Unfavourable</b>	What you might get back after costs	€ 8,396	€ 7,260	€ 6,495
	Average returns each year (%)	-16.04%	-10.13%	-8.27%
<b>Moderate</b>	What you might get back after costs	€ 10,026	€ 10,084	€ 10,142
	Average returns each year (%)	0.26%	0.28%	0.28%
<b>Favourable</b>	What you might get back after costs	€ 11,667	€ 12,920	€ 13,802
	Average returns each year (%)	15.07%	7.32%	5.06%

The above table shows the money you could get back over a period of 1, 3 and 5 years, under different scenarios, assuming you invest an amount of €10,000. The scenarios shown illustrate how your investment in this product could perform and you can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on historical evidence and are not an exact indicator. What you get will vary depending on how the market performs and how long you are invested in this product. The figures shown include all the costs of the product itself but do not include all the costs that you pay to your advisor or distributor. The figures do not consider your personal tax situation, which may also affect how much you get back.

## WHAT HAPPENS IF THE FUND IS UNABLE TO PAY OUT?

Any losses from this product arising from an event of default of the Manufacturer or the depositary responsible for the safekeeping of the assets of the Fund are not covered by an investor compensation or guarantee scheme. However, such default risk is limited due to the effective segregation of assets between those of the Manufacturer, the depositary, and the Fund itself.

## WHAT ARE THE COSTS?

The Costs Over Timetable below shows the cumulative costs of the product itself, in monetary and percentage terms, for the different holding periods, and for an assumed investment of €10,000. The cumulative costs consider one-off, ongoing and incidental costs, as set out in the Composition of Costs table further below. The resulting Reduction in Yield per annum shows what impact the total costs you pay will have on the investment return you might get, in annual terms. The figures are estimates and may change in the future.

Costs Over Time	1 year	3 years	5 years
Total Costs (investment of €10,000)	€ 246.67	€ 740.00	€ 1,233.33
Reduction in Yield per annum	2.47%	2.47%	2.47%

# KEY INVESTOR INFORMATION DOCUMENT (KIID)

## ELINET RAIF V.C.I.C. PLC | ELINET REAL ESTATE I



The Composition of Costs table below shows the one-off, ongoing and incidental costs of the Fund in percentage terms. The table includes a description of each of the different costs, also specifying how such costs may differ from the actual costs you may incur. The figures show what impact each cost you pay will have on the investment return you might get, in annual terms. The figures are estimates and may change in the future.

### Composition of Costs

<b>One-off costs</b>	Entry costs	Up to 0%	The impact of the costs you pay when entering this product. This is the most you will pay, and you could pay less or zero. This includes the costs of distribution of your product.
	Exit costs	0.00%	The impact of the costs you pay of exiting this product.
<b>Recurring costs (annualised)</b>	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for this product.
	Other recurring costs	2.47%	The impact of the costs that we take each year for managing the underlying investments for this product.
<b>Incidental costs (annualised)</b>	Performance fees	0.00%	The impact of the performance fee. We take the performance fee conditionally, for successfully generating investment returns, if the NAV exceeds the high-water mark.
	Carried interests	0.00%	The impact of carried interests.

### HOW LONG SHOULD I HOLD THIS PRODUCT AND CAN I TAKE MONEY OUT EARLY?

This product is an open-ended fund, meaning that shares may be redeemed at the request of the investors at any time, subject to the rules of the Fund and any applicable cut-off times. The recommended holding period relates to the lock-up period and to the length of time that you should be prepared to wait for the investment's risk and reward profile to reach a reasonable level with sufficiently high probability. The minimum holding period is 7+ years and therefore shares in the Fund may be redeemed on a semi-annually basis after the seven years lock up period following subscription.

### HOW CAN I COMPLAIN?

Any complaints must be submitted in writing to the Manufacturer, and they must include the contact details of the complainant, details of the complaint and the investment product for which the complaint is being made. You may send your complaint by post using the contact details below, email at [funds@7qam.net](mailto:funds@7qam.net) or through our website at [www.7qam.net](http://www.7qam.net)

7Q Asset Management Ltd  
9, Archbishop Makarios III Avenue  
Severis Building, 3rd Floor  
1065 Nicosia  
Cyprus

### OTHER RELEVANT INFORMATION

The information contained in this KIID is supplemented by the Fund Information Memorandum which is provided to investors before subscription and is also available upon request and free of charge at the registered office of the Manufacturer. The latest annual report and the latest NAV of the Fund, as well as information on the historical performance of the Fund are also available upon request and free of charge at the registered office of the Manufacturer. A paper copy of this KIID is available free of charge from the Manufacturer. All the above documents are also available online on the Manufacturer's website.