

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.

Georgetown (The "Sub-Fund")

a sub-fund of **ASTRA SICAV - SIF (The "Fund")**

Class A EUR – LU2621351878

PRIIP manufacturer: Andbank Asset Management Luxembourg

<https://www.andbank.com>

For more information, call +352 27 49 76 1

The Commission de Surveillance du Secteur Financier ("CSSF") in Luxembourg is responsible for supervising Andbank Asset Management Luxembourg in relation to this Key Information Document.

Georgetown is authorised in Luxembourg and regulated by the CSSF.

This product is managed by Andbank Asset Management Luxembourg, which is authorised in Luxembourg and supervised by the CSSF.

Accurate as of: 27 December 2025

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 class of shares of the Sub-Fund and denominated in EUR. The Fund is an investment company with a variable capital and qualifies as a Special Investment Fund ("SIF"), subject to the Luxembourg law of 13 February 2007 related to SIF and as an Alternative Investment Fund ("AIF") subject to the Luxembourg Law of 12 July 2013 related to Alternative Investment Fund Managers ("AIFM") and transposing Directive 2011/61/EC.
- As an investment fund, the return of the Sub-Fund depends on the performance of its underlying assets.

Investment objective:

- The investment objective of the Sub-Fund is to generate superior long term capital appreciation through a portfolio having a diversified risk profile through a combination of investments.

Investment policy:

- The predominant investment strategy of the Sub-Fund will be hedge fund strategy and the sub-strategy will be 100% other hedge fund strategies.
- The Sub-Fund seeks to accomplish this objective by investing, either directly or indirectly, in a diverse range of eligible investments, not restricted in accordance to geographical area or sector. The Sub-Fund will primarily invest in listed equities of small, medium and large-sized companies; bonds, including, but not limited to, convertible bonds, contingent bonds, high yield bonds, ETN, fixed rate and floating securities, zero-coupon bonds and treasury bonds, with no particular rating, issued by governments, corporations and other national or supranational bodies; open-ended investment funds, including ETFs, and fund of funds; structured products, guaranteed or not; money market instruments and deposits.
- The Sub-Fund will not invest more than 80% of its assets in securities listed into the Standard and Poor's 500 Index and / or in companies domiciled in, listed in, or the main business of which is, the United States of America.
- The Sub-Fund may also invest in closed-ended investment funds and fund of funds, including, but not limited to Hedge Funds, SICARs, private equity funds, real estate funds and REITS, as well as in unlisted equities, unlisted debt issued by entities. These investments shall not represent more than 50% of the assets of the Sub-Fund.
- The Sub-Fund may use derivative financial instruments and special techniques for the purpose of hedging against foreign exchange, interest rates and equity markets risks or in order to protect the value of its portfolio against the variation of the mentioned asset classes. Furthermore, the Sub-Fund may also, use derivative financial instruments and special techniques to achieve its investment objective or invest in derivative financial instruments for investment purposes, including call and put options on securities or financial instruments, forwards, futures, interest rate swaps and credit default swaps. The Sub-Fund may buy and/or sell such derivative financial instruments, i.e. the Sub-Fund may inter alia buy and/or sell options on securities or financial instruments, forwards

and futures on securities or financial instruments and buy protection and/or sell protection under credit default swaps in order to acquire a specific exposure.

- The Sub-Fund shall not enter into borrowing transactions.
- In the best interest of the shareholders, and notably for defensive purposes, the Sub-Fund may also hold, up to 100% of its net assets, liquidities such as (but not limited to) cash deposits, money market funds and money market instruments.
- The Sub-Fund may hold up to 20% of its net assets, in ancillary liquid assets which consist of bank deposits at sight in accordance with the provisions of Article 41(2) of the Law of 17 December 2010. Notwithstanding the above provisions; the above mentioned 20% limit shall only be temporarily breached for a period of time strictly necessary when, because of exceptionally unfavorable market conditions, circumstances such as the September 11 attacks or the bankruptcy of Lehman Brothers in 2008.
- The Sub-Fund is actively managed without reference to a benchmark.
- This financial product does not promote environmental or social characteristics and does not have as its objective a sustainable objective.
- The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.
- Given the above investment objective and policy and the risk and reward profile of the product, the recommended holding period is 5 years.

Redemption and dealing: Investors may request redemption of shares once a week, on each Monday, which is a bank business day in Luxembourg, no later than 12 p.m., Luxembourg time.

Distribution policy: Non-distributing shares: any income generated by the Sub-Fund is reinvested.

Intended retail investor

The sale of the shares is reserved to well-informed investors only as defined by article 2 of the 2007 Law. This Sub-Fund may be suitable for investors looking for a higher risk income strategy to complement an existing core portfolio, or looking to potentially enhance long-term returns and who are comfortable with the extra risks inherent in the Sub-Fund and who do not require liquidity in the short-medium term from their investment.

There is no minimum investment.

Term

This product was incorporated for an undefined period. The manufacturer may not terminate it unilaterally. It may be terminated by the board of directors unilaterally under the conditions set forth in the offering document of the Fund or by a decision of the general meeting of shareholders.

Practical information

Depository: Quintet Private Bank (Europe) S.A., 43 Boulevard Royal, L-2449 Luxembourg.

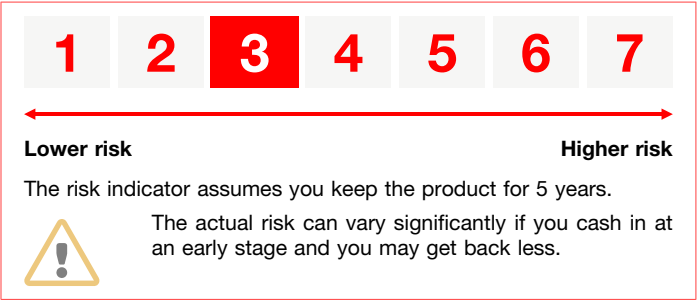
Further information: The offering document of the Fund and annual reports are prepared for the entire Fund. Assets and liabilities of each sub-fund are segregated by law, meaning that the liabilities allocated to one sub-fund may not impact the other sub-fund. Shareholders are entitled to convert their shares in shares of another sub fund/class of the

fund, as described under "Conversion of shares" section of the offering document.

Copies of the offering document and the last annual reports as well as other practical information such as the latest price for the shares may be obtained free of charge, in English, at the registered office of the Fund: 4, rue Jean Monnet L-2180 Luxembourg, Grand Duchy of Luxembourg and on the following website: www.andbank.com/luxembourg/.

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

Risks



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 3 out of 7, which is a medium-low risk class.

This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact our capacity to pay you.

Not all risks affecting the Sub-Fund are adequately captured by the summary risk indicator.

This rating does not take into account other risk factors which should be considered before investing, including market risks, emerging markets risks, equity risk, interest risk, credit risk, default risk, liquidity risk, use of derivatives, hedge fund risk, duplication of fees and expenses where investments are made in other funds, risks related to investments in funds of private equity, private debt, real estate and illiquid assets.

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.

Beside the risks included in the risk indicator, other risks may affect the Fund performance. Please refer the "Risk Considerations" section of the offering document.

Performance scenarios

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 you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate and favourable scenarios shown are illustrations using the worst, average and best performances of the product over the last 10 years, by identifying, depending on the performance scenarios and as defined in the Key Information Document's EU regulation, all overlapping sub-intervals individually (i) equal in length to the recommended holding period which start or end in each month which are contained within that period of 10 years or (ii) equal or shorter in length to the recommended holding period, but equal to or longer than one year, which end at the end of that period of 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: this type of scenario occurred for an investment between 27 August 2021 and 28 November 2025.

Moderate: this type of scenario occurred for an investment between 23 February 2019 and 23 February 2024.

Favourable: this type of scenario occurred for an investment between 26 February 2016 and 26 February 2021.

Recommended holding period		5 years	
Example Investment		€ 10,000	
Scenarios		if you exit after 1 year	if you exit after 5 years (recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	€ 6,089 -39.1%	€ 4,906 -13.3%
Unfavourable	What you might get back after costs Average return each year	€ 7,642 -23.6%	€ 9,394 -1.2%
Moderate	What you might get back after costs Average return each year	€ 10,394 3.9%	€ 11,384 2.6%
Favourable	What you might get back after costs Average return each year	€ 14,687 46.9%	€ 14,332 7.5%

What happens if Andbank Asset Management Luxembourg is unable to pay out?

You are exposed to the risk Andbank Asset Management Luxembourg, might be unable to meet its obligations in connection with the product. This may materially adversely affect the value of the product and could lead to you losing some or all your investment in the product. A potential loss is not covered by an investor compensation or protection scheme.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

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. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed (i) 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 and (ii) € 10,000 is invested.

Example Investment € 10,000	if you exit after 1 year	if you exit after 5 years (recommended holding period)
Total Costs	€ 254	€ 1,539
Annual cost impact*	2.5%	2.6%

* 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 5.3% before costs and 2.6% after costs.

Composition of costs

One-off costs upon entry or exit		Annual cost impact if you exit after 1 year
Entry costs	0.00% , we do not charge any entry fee. In case of conversion into another class or another sub-fund, no conversion fee is charged but you may be requested to bear the difference in subscription if higher.	up to € 0
Exit costs	0.00% , we do not charge an exit fee for this product, but the person selling you the product may do so.	up to € 0
Ongoing costs taken each year		
Management fees and other administrative or operating costs	2.23% per year, based on the value of your investment. This is an estimate based on actual costs over the last year.	€ 223
Transaction costs	0.30% of the value of your investment 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.	€ 30
Incidental costs taken under specific conditions		
Performance fees	0.00% . There is no performance fee for this product.	€ 0

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

Recommended Holding Period ("RHP"): 5 years

The RHP has been defined by taking into account the above investment policy and risk and reward profile. You should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty prior to the end of the RHP, or hold the investment longer. Investors may request redemption of shares no later than 12.00 p.m.(noon), Luxembourg time, on the business day preceding the next following valuation day. Redemption requests received after this time and date will take effect on the next following valuation day. Any cashing-in before the end of the RHP may have a negative consequence on your investment.

How can I complain?

Any investor enquiries or complaints should be submitted to the Management Company at Andbank Asset Management Luxembourg, 4, Rue Jean Monnet, L-2180 Luxembourg, Grand Duchy of Luxembourg or at compliance@aaml.lu and any response will be made in writing. The complaints handling policy established by the Management Company may be requested, free of charge, by contacting the Management Company at the email address compliance@aaml.lu or through the following website: www.andbank.com.

Other relevant information

Investment Manager: Andbank Wealth Management, SGIIC S.A.U., Calle de Serrano 37, 28001 Madrid, Spain

Performance scenarios: You can find previous performance scenarios updated on a monthly basis at <https://andbank-am-lux.priips-scenarios.com/LU2621351878/en/KID/>.

Past performance: You can download the past performance over the last 1 year(s) from our website at <https://andbank-am-lux.priips-performance-chart.com/LU2621351878/en/KID/>.