

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

Product name: VESTA Real Estate Fund S.A. SICAV-RAIF
ISIN: XFCS00X1JM65
Manufacturer: Andbank Asset Management Luxembourg
Contact: +352 27 49 76 1
Website: www.andbank.lu
Supervisory authority: Commission de Surveillance du Secteur Financier (CSSF)
Accurate as of: 18 February 2022

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

What is this product?

Type

The Fund has been created as a "Société d'Investissement à Capital Variable" governed by the Luxembourg law of 23 July 2016 relating to Reserved Alternative Investment Funds (the "RAIF Law"), as amended.

The Fund qualified as an alternative investment fund in accordance with the provisions of the Luxembourg law of 12 July 2013 on alternative investment fund managers, as amended.

The fund is an open-end fund.

Objectives

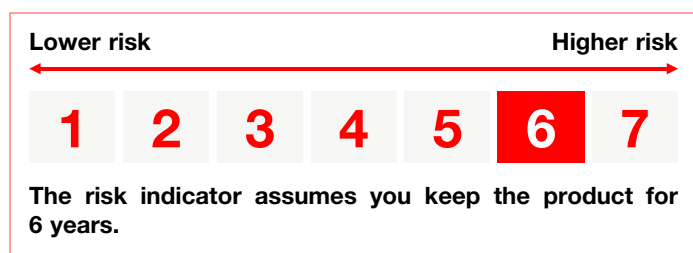
The Fund objectives are direct or indirect real estate investments. Indirect real estate investments will be made through intermediary holding vehicles or companies (joint-ventures, co-investment arrangements ...) that will be wholly owned or at least controlled by the Fund.

Intended retail investor

The Fund is reserved for Well-Informed Investors who are aware of the risks attaching to an investment in a fund investing in indirect interests in Real Estate representing risk capital within the meaning of Article 48 (1) a) of the RAIF Law.

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

Risks



You may not be able to cash in early. You may have to pay significant extra costs to cash in early.

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 6 out of 7, which is the second-highest risk class.

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

This product does not include any protection from future market performance so you could lose some or all of your investment.

If Andbank Asset Management Luxembourg is not able to pay you what is owed, you could lose your entire investment.

Performance scenarios

The returns on your investment will be dependent upon performance of the real estate market in Lisbon and Porto.

Investment € 10,000				
Scenarios		1 year	3 years	6 years (Recommended Holding Period)
Unfavourable Scenario	What you might get back after costs Average return each year	€ 8,257.36 -17.43%	€ 7,597.46 -8.75%	€ 7,336.19 -5.03%
Moderate Scenario	What you might get back after costs Average return each year	€ 10,489.64 4.90%	€ 11,468.38 4.67%	€ 13,110.36 4.62%
Favourable Scenario	What you might get back after costs Average return each year	€ 13,186.09 31.86%	€ 17,130.57 19.65%	€ 23,184.35 15.04%

This table shows the money you could get back over the next 6 years, under different scenarios, assuming that you invest EUR 10000.

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/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 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 Andbank Asset Management Luxembourg is unable to pay out?

You are exposed to the risk that the PRIIP Manufacturer 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 of your investment in the product. A potential loss is not covered by an investor compensation or protection 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, for three different holding periods. They include potential early exit penalties. The figures assume you invest EUR 10000. 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	if you cash in after 1 year	if you cash in after 3 years	if you cash in after 6 years (Recommended Holding Period)
Total Costs	€ 369.20	€ 1,157.69	€ 2,480.57
Impact on Return (RIY) per year	3.40%	3.40%	3.40%

Composition of costs

The table 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.
	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	3.40%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	The impact of performance fee.
	Carried interests	0.00%	The impact of carried interests.

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

Recommended holding period: 6 years

The above mentioned recommended period has been defined in accordance to the product characteristic.

How can I complain?

Any investor enquiries or complaints should be submitted to the Management Company at the following address:

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.lu.

Other relevant information

Information related to the remuneration policy of Andbank Asset Management Luxembourg is located in the prospectus and available at www.andbank.lu. A paper copy may be obtained free of charge upon request at the Fund's registered office.