



CARRÉ DE FINANCE

TECHNICAL INFORMATION SHEET

Umbrella fund "Carré de Finance Property fund" SICAV-RAIF SA under creation and authorisation process

Overall information:

ISIN:
process of licencing

Legal form:
SICAV-RAIF SA

Currency:
EUR

Launch date:
authorisation pending

Minimum investment:
€125,000

Fees:
Management fee:
as per sub-fund

Advisory fee:
as per sub-fund

Performance fee:
as per sub-fund

Subscription fee:
as per sub-fund

Redemption fee:
none

NAV Calculation:
Yearly

Domicile:
Luxembourg

Management Objectives:

The primary objective of this umbrella fund is to provide its investors long term yearly returns on its sustainable assets.

The secondary objective of this umbrella fund is to provide its investors maximum risk mitigation by diversification, asset acquisition by market demand and long term yield on guaranteed asset rentals.

Investment policy

The umbrella Fund focuses on addressing real estate investments under specific conditions of each sub-fund. Methodical and in-depth demographic research in combination with long term rental contracts enables a long term yearly sub-fund profit return on her investments. The strategy for acquiring real estate will be defensive, balanced or dynamic depending on each separate sub-fund. Giving different investment possibilities within a wide range of real estate

Fiscal aspects

The umbrella fund of a Luxembourg SICAV-RAIF is under indirect surveillance of the CSSF through the appointed AIFM. It has a large flexibility towards types of investments. At the moment, the SICAV RAIF is not submitted to capital gains taxes, nor to any other taxes on income. Only a yearly subscription tax of 0,01% is levied and deducted from the net assets of each Sub-fund.

To whom the fund is targeted

The fund and sub-fund is suitable for institutional, professional and qualified investors. These investors are considered having enough experience and skills to make a judgement on the risks involved in the investments in the RAIF, and are therefore considered to have enough knowledge to make investment decisions. The minimal initial investment amount is EUR 125.000,- .

More precisely, in case of distribution outside Luxembourg, Sub-funds may be distributed to professional investors within the meaning of the 2004/39/EC Directive, i.e. being investors who possesses the experience, knowledge and expertise to make their own investment decisions and properly assess the risks that they incur.

General information on ROI

Defensive sub-funds:
Aiming to deliver between 4,5% and 6,60%

Balanced sub-funds:
Aiming to deliver between 6,60% and 10,20%

Dynamic sub-funds:
Aiming to deliver between 10,20% and 14,85%

IMPORTANT INFORMATION:

This document is issued on behalf of CARRE de FINANCE PROPERTY FUND S.A. SICAV-RAIF, an investment company under Luxembourg law and is currently in process of creation . The Fund is a Reserved Alternative Investment Fund and as such is not subject to the direct supervision of the Luxembourg Supervisor CSSF ("Commission de Surveillance so Secteur Financier")

The document is only intended as first information about investments and is not a formal marketing document. The document is also subject to future modifications, changes and further verification. It can not therefore be considered, or used as an offer or invitation to invest in the Fund and therefore has no contractual binding value.

Each proposed investment will have to be assessed and your decision to subscribe for shares of the future Fund can only be made on the basis of the information contained in the final version of the Fund's Offering Memorandum, which is the only document that serves as the basis for the registration for acquisition of shares in the Fund.

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