



Key investor information

This document provides you with key investor information about this sub-fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this sub-fund. You are advised to read it so you can make an informed decision about whether to invest.

Global Real Estate Dynamic Allocation Fund D (EUR), a sub-fund of LuxBridge SICAV Class Retail D Shares (Distribution) LU2014282466

This SICAV is managed by Crestbridge Management Company S.A.

Objectives and investment policy

Investment Objective

The sub-fund aims to provide long-term capital growth primarily in eligible listed equity securities issued by closed-ended real estate investment trusts ("REITs") and companies that own, develop, operate or finance real estate investment, where real estate assets or activities account for more than 50% of the value of such companies' shares ("Real Estate Companies").

The sub-fund is actively managed. The Sub-fund is not managed in reference to a certain benchmark. The benchmark of the sub-fund, the FTSE EPRA/NAREIT Developed Index (Net Total Return) is used for performance comparison and historical volatility for SRI calculation purpose. It does not imply any investment constraint on the asset allocation of the Sub-fund. Hence the holdings and performances can deviate significantly from the above-mentioned benchmark.

Investment Policy

The sub-fund's assets will mainly be invested in listed equity securities of REITs and other Real Estate Companies. Issuers of these securities may be located in any country, including emerging markets.

The Investment Manager seeks to access the impact of environmental, social and governance factors (ESG) on the cash flows of many companies in which it may invest to identify issuers that the Investment Manager believes will be negatively impacted by such factors relative to other issuers.

Debt securities, UCITS, other UCIs, cash and cash equivalents may be held on an ancillary basis.

The sub-fund may use financial derivative instruments only for hedging purpose and effective portfolio management.

Sub-Fund Currency

The reference currency of the sub-fund is EUR.

Subscription and Redemption

Investors may invest, convert and redeem on any business day unless amended by the board of directors of the SICAV at its discretion.

Distribution Policy

Any income generated may be distributed periodically to shareholders.

Risk and reward profile



1	2	3	4	5	6	7
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This indicator represents the annual historical volatility of the sub-fund over a 5-year period.

Risk Category 5 reflects a medium-high potential gain and/or loss for the portfolio.

Historical data such as that used to calculate the synthetic indicator cannot be considered as a reliable indication of the sub-fund's future risk profile.

The risk category associated with the sub-fund is not guaranteed and may change over time.

The lowest risk category does not mean "risk free".
Your initial investment is not guaranteed.

Significant risk(s) for the sub-fund not taken into account in this indicator include the following:

Concentration risk: To the extent that the sub-fund's investments are concentrated in a particular country, market, industry or asset class, the sub-fund may be susceptible to loss due to adverse occurrences affecting that country, market, industry or asset class.

Currency risk: The sub-fund invests in overseas markets. It can be affected by changes in exchange rates which may cause the value of your investment to decrease or increase.

Operational risk: The sub-fund may become a victim of fraud or other criminal actions. It may also suffer losses caused by misunderstandings or mistakes of employees of the management company or third parties or it may suffer damages caused by external occurrences.

Counterparty risk: The sub-fund may be dependant of counterparty that may not perform its obligation under the contracts.

Liquidity risk: Investments that could have a lower level of liquidity due to (extreme) market conditions or issuer-specific factors and / or large redemptions of shareholders of the sub-fund that could result in a potential decrease in value of the sub-fund's investments.

Charges

The charges and commissions are used to cover the sub-fund's operating costs, including marketing and distribution of shares. These charges reduce the potential growth of your investment.

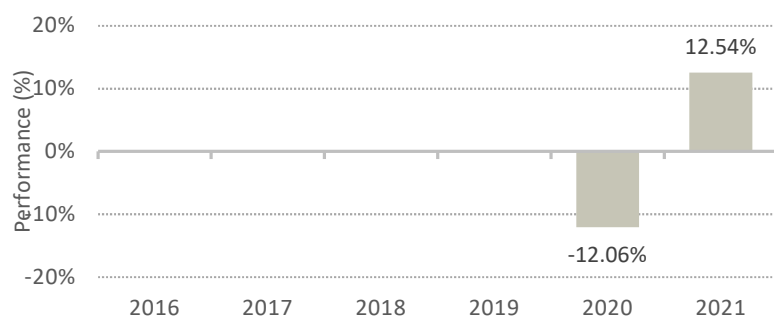
One-off charges taken before or after you invest	
Entry charge	None
Exit charge	None
The percentage shown is the maximum amount that can be paid out of your investment. Your financial advisor or distributor can inform you of the associated entry and exit charges.	
Charge taken from the sub-fund over a year	
Ongoing charges	3.74%
Charge taken from the sub-fund under specific condition	
Performance fee	The performance fees represented 0.40% of the sub-fund's NAV for the latest Reference Period.
20% of any outperformance of the Adjusted Net Asset Value per share of the sub-fund above the High Watermark, paid yearly at the end of each Reference Period (01/01 - 31/12).	

The entry and exit charges shown are maximum rates. In certain cases, the charges paid may be lower.

The indicated ongoing charges are an estimate based on the expected total amount of charges. This percentage may vary from year to year. It excludes outperformance charges and intermediation charges, with the exception of entry and exit charges paid by the sub-fund when it buys or sells shares of another sub-fund.

For more information about sub-fund charges, please refer to the relevant sections of the prospectus, which is available at <https://www.crestbridge.com/UCITSLuxbridge>.

Past Performance



LUXBRIDGE SICAV – Global Real Estate Dynamic Allocation Fund Class Retail D Shares (EUR)

The performance figures shown in the bar chart are not a reliable indication of future performance.

Income can be distributed.

Sub-fund creation date: 14/11/2019

Share class launch date: 14/11/2019.

Share class currency: EUR

Benchmark: FTSE EPRA/NAREIT Developed Index (Net Total Return)

Practical information

Depository: CACEIS Bank, Luxembourg Branch

Central Administrator and Domiciliary Agent: CACEIS Bank, Luxembourg Branch

Management Company: Crestbridge Management Company S.A., Luxembourg

Investment Advisor: Mensch Management (UK) Ltd, London, United Kingdom

Investment Manager : ANF Luxembourg S.A., Luxembourg

The latest prospectus, the latest periodic regulatory information, the sub-fund's net asset value, as well as all other practical information are available, free of charge, from Crestbridge Management Company S.A., 1, Boulevard de la Foire L-1528 Luxembourg, Grand Duchy of Luxembourg, or on www.fundsquare.net.

This key investor information document describes a share class of the sub-fund. The prospectus, the annual and semi-annual reports are prepared for the entire sub-fund and available from the Management Company. The shareholder has the right to switch his shares in one share class into shares of another share class of the sub-fund. For further information about how to exercise that right, please refer to the detailed description in the prospectus. Details of the Management Company's up-to-date remuneration policy are available on the following website <http://www.crestbridge.com/documents/regulatory/>.

A paper copy of the remuneration policy will be made available free of charge to shareholders upon request to the Management Company.

Depending on your tax regime, any capital gains and income arising from the ownership of shares in the sub-fund may be subject to taxation. We advise you to consult your financial advisor for more information on taxation.

Crestbridge Management Company S.A. may only be held liable on the basis of statements contained in this document that are misleading, inaccurate or inconsistent with the relevant sections of the sub-fund's prospectus.

The sub-fund is authorised in Luxembourg and is supervised by the Commission de Surveillance du Secteur Financier (CSSF). Crestbridge Management Company S.A. is authorised in Luxembourg and is supervised by the Commission de Surveillance du Secteur Financier (CSSF).

This key investor information is accurate as at 18/02/2022.