

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.

PrivilEdge - Security Capital US Real Estate, (USD), MA

(the "Sub-Fund") a Sub-Fund of PrivilEdge (the "SICAV")

Category M, Class accumulated, Currency USD, ISIN LU2392110032 (the "Class")

This Sub-Fund is managed by Lombard Odier Funds (Europe) S.A., part of Lombard Odier Group

Objectives and Investment Policy

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The Sub-Fund is actively managed in reference to a benchmark. The 65% GPR 250 US REIT + 35% ICE BofA US Real Estate (the "Benchmark") is used to define the initial investment universe for individual security selection, for performance comparison as well as for internal risk monitoring purposes, without implying any particular constraints to the Sub-Fund's investments. The Sub-Fund's securities will generally be similar to those of the Benchmark but the security weightings are expected to differ materially. The Investment Manager may also select securities not included in the Benchmark in order to take advantage of investment opportunities.

The Sub-Fund's objective is to offer investors long-term return through an active portfolio management strategy, by investing its assets in securities issued by US real estate companies. These securities include, but are not limited to, bonds and equities of real estate companies,

closed-ended REITs, and companies active in real estate promotion and development.

The Sub-Fund may hold up to 20% of its assets in Cash and Cash Equivalents.

The Sub-Fund may invest up to 10% of its net assets in UCIs.

The Sub-Fund is a product which promotes environmental or social characteristics or a combination of those characteristics for the purposes of article 8 of the Sustainable Finance Disclosure Regulation.

Information

- Recommendation: This Sub-Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

- Dealing frequency: You may redeem shares in this Sub-Fund on demand on a daily basis.

- The Sub-Fund is denominated in USD. This Class is in USD.

- Distribution policy: Income accumulated.

Risk and Reward Profile

Lower risk				Higher risk		
←				→		
Potentially lower rewards				Potentially higher rewards		
1	2	3	4	5	6	7

What does it mean?

This indicator (SRRI) represents the annualized historical volatility of the Sub-Fund over a 5-year period. Where there are less than 5 years worth of data, missing returns are simulated using an appropriate benchmark. The SRRI may change over time and should not be used as an indicator of future risk or returns. Even the lowest risk classification does not imply that the Sub-Fund is risk-free or that capital is necessarily guaranteed or protected.

Category

The sub-fund may exhibit high volatility due to its exposure to developed equity markets which have been subject in the past to elevated price fluctuations and to its exposure to the real estate sector.

Are there any other particular risks?

The following risks may be materially relevant but may not always be

adequately captured by the synthetic risk indicator and may cause additional loss:

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

- Active management risk: Active management relies on anticipating various market developments and/or security selection. There is a risk at any given time that the fund may not be invested in the highest-performing markets or securities. The fund's net asset value may also decline.

- Financial, economic, regulatory and political risks: Financial instruments are impacted by various factors, including, without being exhaustive, the development of the financial market, the economic development of issuers who are themselves affected by the general world economic situation, and economic, regulatory and political conditions prevailing in the relevant country.

For more details about risk, see appendix B "Risk Factors" of the prospectus.

Charges

One-off charges taken before or after you invest	
Entry charge	Up to 5.00%
Exit charge	0.00%
This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.	
Charges taken from the Class over a year	
Ongoing charge	1.26%
Charges taken from the Class under certain specific conditions	
Performance fee	None

The charges you pay are used to pay the costs of running the Sub-Fund, including the costs of marketing and distributing it.

These charges reduce the potential growth of your investment.

The entry and exit charges shown are maximum figures. In case of a

switch between sub-funds, a maximum charge of 0.50% of the value of the shares being switched will apply.

In some cases you might pay less – you can find this out from your financial adviser or distributor.

The entry and exit charges may be increased by a dealing charge of maximum 2% in favor of the Sub-Fund, in order to reduce the effect of portfolio transaction costs.

The ongoing charges figure is based on expenses for the 12-month period ending on the date of this document. This figure may vary from year to year.

For more information about charges, see "Charges and Expenses" in section 10 of the prospectus and the relevant Sub-Fund's Appendix. The prospectus is available at www.loim.com.

Past Performances

Performance Disclaimer

Please be aware that past performance is not a reliable indicator of future results.

The performance chart shows the class's investment returns. These returns are percentage changes in the Sub-Fund's net asset value between the end of one year and the end of the following year in the currency of the Class.

Charges and Fees

The fees for the ongoing Sub-Fund charges are included in the calculation of past performance. The entry/exit fees are excluded from the calculation of past performance.

Launch Date and Currency

Sub-Fund's launch date: December 3, 2021.

The reference currency of the Sub-Fund is USD.

Because the Class has been launched for less than one calendar year, there is insufficient data to provide a useful indication of past performance.

Practical Information

Depository

The depository is CACEIS Bank, Luxembourg Branch.

Price Publication

The net asset value per share is calculated daily and is available on www.loim.com and at the registered office of the SICAV.

Further Information

You can find information about the SICAV, its sub-funds and the available share classes online at www.loim.com. This includes information on how to buy or sell shares or switch between the SICAV's various sub-funds. The Prospectus, annual and semi-annual reports for the SICAV and the details of the up-to-date remuneration policy of Lombard Odier Funds (Europe) S.A. can be obtained free of charge from the website www.loim.com and from the SICAV's registered office, at 291, route d'Arlon, L-1150 Luxembourg. These documents are available in English, French and German.

The assets and liabilities of the Sub-Fund are segregated from the assets and liabilities of the other sub-funds of the SICAV. Third party

creditors will not have recourse to the assets of the Sub-Fund.

Tax Legislation

The Sub-Fund is subject to the tax laws and regulations of Luxembourg. Depending on your own country of residence, this might have an impact on your investment. For further details you should consult a tax adviser.

Liability Document

The SICAV may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the SICAV.

Switch between Sub-Funds

Provided investors meet the conditions set forth in the prospectus, they are entitled to exchange their shares in this Sub-Fund with either shares of another class of this Sub-Fund or shares of another sub-fund of the SICAV.

For more information about switch of shares, see section 14 "Conversion of Shares" of the prospectus. The prospectus is available at www.loim.com.

This Sub-Fund is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier.

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This key investor information is accurate as at May 16, 2022.