

Key Information Document (KID)

PURPOSE

This document provides you with key investor 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

Class A Investors Shares of EdR Majestic Rome SCSp

EdR Majestic Rome SCSp is a *société en commandite spéciale* incorporated, existing under the laws of the Grand Duchy of Luxembourg and in particular the 1915 Law, having its registered office at 4, rue Robert Stumper, L-2557 Luxembourg, registered with the Luxembourg Trade and Companies Register under number B 265397 (the "Fund"), represented by its general partner, Boscalt Hospitality Fund GP, S.à r.l., a *société à responsabilité limitée* incorporated and existing under the laws of the Grand Duchy of Luxembourg, having its registered office at 4, rue Robert Stumper, L-2557 Luxembourg, registered with the Luxembourg Trade and Companies Register under number B235288 (the "General Partner").

| | | | |
|----------------------------|---|---------------------------------|----------------------|
| PRIP Manufacturer : | Edmond de Rothschild Private Equity S.A. | Unique Product Number : | LU2544422830 |
| Address : | 4, rue Robert Stumper L-2557 Luxembourg Grand Duchy of Luxembourg | For more information | Call +352 26 74 22 1 |
| | | Please contact the AIFM: | www.cbrm.lu |

Competent Authority of PRIIP Manufacturer: Commission de Surveillance du Secteur Financier (CSSF)

This document was last updated on 23/09/2022

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

WHAT IS THE PRODUCT ?

TYPE

The Fund qualifies as an alternative investment fund within the meaning of the Directive 2011/61/UE on alternative investment fund managers (the "AIFMD") as implemented in Luxembourg by the law of 12 July 2013 on alternative investment fund managers, as amended from time to time (the "AIFM Law"). Edmond de Rothschild Private Equity Luxembourg S.A. (the "AIFM") has been entrusted with the portfolio management and risk management, and valuation services as well as marketing services and activities related to the assets of the Fund.

OBJECTIVES

The purpose of the Fund is to generate profits by entering into, either directly or indirectly, investments alongside the Co-Investor ("Boscalt Hospitality Fund SICAV-RAIF") and to generate sustainable income and capital return with the purpose of affording its investors with the results of the management of its portfolio. The Fund seeks to invest in a property located in a prime location across key European cities.

To achieve this, the Fund will seek to transform underperforming properties and return them to the community and economy better than before. The Fund's investment strategy consists of acquiring underperforming or distressed hotels with potential in the higher quality segments of the hotel market, optimizing them through a "value add" approach and packaging them as stabilized mature assets for sale to core investors. ESG is an integral part of the Fund's investment process, from initial due diligence through to post-acquisition project management and exit. Rigorous risk assessment is fundamental, covering key issues such as social acceptability, environmental impact, governance, procurement, social relations, health and safety at work, etc. It will seek to regularly review and improve their processes, systems and policies to ensure that they correspond to best practice and help the Fund to meet the aspirations of its investors and the wider community.

The Fund is managed by the General Partner and has Edmond de Rothschild Private Equity Luxembourg S.A. as its Alternative Investment Fund Manager. The Fund was established for a 5-year period from its formation, unless its term is extended or the Fund is dissolved earlier in accordance with the terms of the Limited Partnership Agreement, provided that the term of the Partnership shall not exceed a maximum of ten (10) years from its formation.

The Partnership qualifies as an AIF within the meaning of article 1(39) of the AIFM Law. The Fund has been established in the form of a special limited Fund (*société en commandite spéciale*) and is governed by the laws of the Grand Duchy of Luxembourg and in particular the 1915 Law. The Fund aims to achieve a net IRR of 12% over an expected holding period of 5 years, but no guarantee can be given that the investment objective or the target return will be achieved. The Fund will always invest with a view to add value to, and actively participate in the development of, the underlying Investments through the purchase of underperforming or distressed hotel investments with a view to proceed with (a) the repositioning or refurbishment of those Investments or (b) assisting in transition management, change in the relevant Investment's management or operations, turnaround operations and similar operations.

INTENDED RETAIL INVESTOR

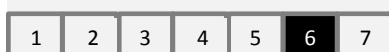
The Fund is intended to be marketed to institutional, professional and well-informed investors pursuant to Luxembourg law and as further described in the Fund's legal documentation.

TERM

The Fund has been created with a limited duration and will be automatically put into liquidation on the fifth (5th) anniversary of the first closing date. At any time before the fifth (5th) anniversary of the first closing date, the General Partner may, at its discretion and in accordance with the Partnership Agreement extend the duration of the fund by consecutive one-year periods. The duration shall not exceed a maximum of ten (10) years from its formation.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator



← Lower risk

Higher risk →



The risk indicator assumes you keep the product for 5 years. You cannot cash in early. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back

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 the capacity of the Fund to pay you.

Changes to tax laws/treaties may adversely affect returns on your investment. This product does not include any protection from future market performance so you could lose some or all of your investment. If the Fund is not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

Investment € 10,000

5 years (Recommended holding period)

| | | |
|----------------------|---|----------|
| Stressed scenario | What you might get back after costs | € 6,852 |
| | Average return ¹ each year (%) | -8.51% |
| Unfavorable scenario | What you might get back after costs | € 8,574 |
| | Average return ¹ each year (%) | -3.27% |
| Moderate scenario | What you might get back after costs | € 15,706 |
| | Average return ¹ each year (%) | 9.87% |
| Favorable scenario | What you might get back after costs | € 23,619 |
| | Average return ¹ each year (%) | 19.51% |

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest EUR 10,000². 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.

This product cannot be cashed in. This means it is difficult to estimate how much you would get back if you cash in before maturity. You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so. 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 THE FUND IS UNABLE TO PAY OUT?

Losses are not covered by an investor compensation or guarantee scheme. Furthermore, with respect to Edmond de Rothschild (Europe) S.A. as depositary of the Fund responsible for the safekeeping of the assets of the Fund (the "Depositary"), there is a potential default risk if the assets of the Fund held with the Depositary are lost. However, such default risk is limited due to the rules set out in Article 19 of the AIFM Law and in the Commission Delegated Regulation (EU) 231/2013, which require a segregation of assets between those of the Depositary and the Fund. The Depositary is liable to the Fund or to the investors of the Fund for the loss by the Depositary or one of its delegates of a financial instrument held in custody unless the Depositary is able to prove that the loss has arisen as a result of an external event beyond its reasonable control. For all other losses, the Depositary is liable in case of its negligent or intention failure to properly fulfil its obligations pursuant to the AIFM Law and any applicable rules and regulations.

WHAT ARE THE COSTS ?

COSTS OVER TIME

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 (i) the product itself and (ii) the Fund. For the avoidance of doubt, the Portfolio transaction costs presented below are the costs incurred by the Fund. No transaction cost is charged at the Fund's level.

They exclude potential early exit penalties. The figures assume you invest EUR 10,000. The figures are estimates and may change in the future.

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 5 years

| | |
|---------------------------------|---------|
| Total costs | € 2,955 |
| Impact on return (RIY) per year | 5.26% |

¹ Net Internal Rate of Return ("Net IRR") for the investor. IRR is a method of calculating returns, used in Private Equity to compare investment profitability and corresponds to an annualized compounded return rate. The percentage return for the investor is determined based on the amount and timing of each contribution made to and each distribution received from the Fund. The term "Net" refers to the fact that the return is after costs.

² This assumption is considered as being your maximum commitment in the Fund, called over the life of the product. It being provided that you should receive the proceed upon disposal of investments by the Fund over the life of the product. Please note that these performance scenarios are base on the target size of commitments of the Fund being EUR 250 million.

COMPOSITION OF COSTS

The table below 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 and the meaning of the different cost categories.

| | | % | |
|-------------------------|-----------------------------|-------|--|
| One-off costs | Entry costs | 0.00% | The impact of the costs you pay when entering an investment. This is the most you will pay, and you could pay less. |
| | Exit costs | 0.00% | The impact of the costs of exiting your investment when it matures. |
| Ongoing costs | Portfolio transaction costs | 0.99% | The impact of the costs of us buying and selling underlying investments for the product. |
| | Other ongoing costs | 2.58% | The impact of the costs that we take each year for managing your investments and the costs presented previously. |
| Incidental costs | Performance fees | 0.00% | The impact of performance fees. We take these from your investments if the product outperforms its benchmark. |
| | Carried interests | 1.68% | The impact of carried interests paid at the level of the Master Fund. The Fund pays carried interest when the Fund has performed better than a preferred return of 8%. |

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

REQUIRED MINIMUM HOLDING PERIOD: 5 years

The Fund is a closed-ended fund, meaning that shares may not be redeemed at the request of the investors prior to the liquidation of the Fund. The required minimum holding period, in principle, is 5 years starting on the initial closing date of the Fund as further described under the "Term" heading.

HOW CAN I COMPLAIN?

If you want to file a complaint, please contact us via ordinary mail, email or fax.

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Complaints have to be addressed to the Complaints Handling Officer in writing (via ordinary mail, email or fax).

OTHER RELEVANT INFORMATION

The information contained in this KID is supplemented by the confidential private placement memorandum and the articles of incorporation of the Fund and General Partner, which will be provided to retail investors before subscription. Furthermore, the latest annual report and the latest NAV of the Fund as well as the information on the historical performance of the Fund will be provided to retail investors before subscription, if applicable, as provided for in Article 21 of the AIFM Law. Further information documentation may be obtained free of charge, in English from the PRIIP Manufacturer. A paper copy of the KID is available upon request and free of charge from the PRIIP manufacturer.