

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 Investors Shares C of EdR Private Equity Select Access Fund S.A., SICAV-SIF - Smart Estate 1 Sub-Fund (the "Fund")

The Fund is a sub-fund of EdR Private Equity Select Access Fund S.A., SICAV-SIF, a *société anonyme* incorporated under the laws of the Grand Duchy of Luxembourg as a *société d'investissement à capital variable – fonds d'investissement spécialisé*, subject to the law of 13 February 2007 relating to specialised investment funds, as amended or supplemented from time to time.

| | | | |
|----------------------------|---|---------------------------------|----------------------|
| PRIP Manufacturer : | Edmond de Rothschild Private Equity Luxembourg S.A. | Unique Product Number : | SMAR100012 |
| 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 08/06/2021

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

WHAT IS THE PRODUCT ?

TYPE

The Fund is a sub-fund of EdR Private Equity Select Access Fund S.A., SICAV-SIF, a *société anonyme* incorporated under the laws of the Grand Duchy of Luxembourg as a *société d'investissement à capital variable – fonds d'investissement spécialisé*, established and existing under the laws of the Grand Duchy of Luxembourg, whose registered office is at 4, rue Robert Stumper, L-2557 Luxembourg, Grand Duchy of Luxembourg. 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 of the Fund.

OBJECTIVES

The objective of the Fund is to invest all of its assets in Smart Estate Fund 1 SCSp (hereinafter the "Master Fund"), a Luxembourg unregulated special limited partnership (*société en commandite spéciale*), formed under the laws of Luxembourg, having its registered office at 4, rue Robert Stumper, L-2557 Luxembourg, Grand Duchy of Luxembourg, registered under the Luxembourg Trade and Companies Register under number B225327, represented by its general partner Smart Estate Management 1 S.à r.l., a private limited liability company (*société à responsabilité limitée*) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 4, rue Robert Stumper, L-2557 Luxembourg, Grand Duchy of Luxembourg and registered under the Luxembourg Trade and Companies Register under number B223907 (the "Master Fund"). The Master Fund will have a five (5) years term from its first closing with two (2) consecutive one (1) year extension options upon expiration of the term, as further described in the Master Fund's documentation. The Master Fund will target assets that have a competitive edge and target small to medium size assets where competition is usually less intense.

To control each investment's business plan, the Master Fund intends, directly or indirectly, to take majority or influential minority shareholdings in project companies owing the investments with the aim of securing the Master Fund's position as an active investor involved in the management or supervision, to allow control over the key aspects of the business and management of the investments.

The Master Fund seeks to generate superior risk-adjusted returns by acquiring a diversified portfolio of real estate assets in all sectors across Continental Europe. The Master Fund will execute a value added strategy. Emphasis is placed on deploying transitional capital into real estate assets that have in place cash flow, which can be increased over time by making improvements or repositioning the property.

For full details on the investment objectives and strategy of the Master Fund, please see the Master Fund's offering memorandum ("Master Fund Offering Memorandum").

INTENDED RETAIL INVESTOR

The Fund is intended to be marketed to institutional, professional and well-informed investors. Retail investors who would like to invest in the Fund must qualify as retail investors who have sufficient experience and theoretical knowledge of private equity funds, who are seeking exposure to a closed-ended investment which are able to bear the loss of their entire investment and who have a long-term investment horizon.

TERM

The Fund is established for an unlimited duration though its termination shall follow the liquidation of the Master Fund. The latter is established for a limited duration of five (5) years as from its Initial Closing date, with two (2) consecutive one (1) year extension options by the sole decision of the board of directors if extensions so require, and with the possibility for the board of directors to decide an earlier termination of the Master Fund depending on the timing of exits, at its sole discretion.

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 | € 10 083 |
| | Average return ¹ each year (%) | 0,17% |
| Unfavorable scenario | What you might get back after costs | € 12 179 |
| | Average return ¹ each year (%) | 4,68% |
| Moderate scenario | What you might get back after costs | € 13 055 |
| | Average return ¹ each year (%) | 6,48% |
| Favorable scenario | What you might get back after costs | € 14 941 |
| | Average return ¹ each year (%) | 9,36% |

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 Master Fund. For the avoidance of doubt, the Portfolio transaction costs presented below are the costs incurred by the Master 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 | € 1 788 |
| Impact on return (RIY) per year | 4,13% |

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.

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 | 0,93% | The impact of the costs of us buying and selling underlying investments for the product. |
| | Other ongoing costs | 2,21% | 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 | 0,99% | The impact of carried interests paid at the level of the Master Fund. We take these when the investment of the Master Fund has performed better than a preferred return of 7 %. A payment of 80% of the differential between the final return and the preferred return will take place subsequently to the exit of the investment towards investors provided that the preferred return exceeds 10%. |

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.

Edmond de Rothschild Private Equity Luxembourg S.A.

4 rue Robert Stumper

L-2557 Luxembourg

Grand Duchy of Luxembourg

www.cbrm.lu

Tel.: +352 26 74 22 1

Fax: +352 26 74 22 99

E-mail: cbrm@edr.com

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 placement memorandum and the articles of incorporation of the Fund, 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.