KEY INFORMATION DOCUMENT
ALCAPREDIAL - SOCIEDADE DE INVESTIMENTO COLETIVO IMOBILIÁRIA FECHADA, S.A.

Purpose: This document provides you with key information about this investment product. It is not a marketing tool. The information it contains is required by law to help you understand the nature, risks, costs and potential gains and losses of the product and to help you compare it with other products.

Product: ALCAPREDIAL - SOCIEDADE DE INVESTIMENTO COLETIVO IMOBILIÁRIA FECHADA, S.A.; **Producer:** LYNX Asset Managers SGOIC S.A.; **ISIN:** PTADL0AM0022; **website:** www.lynxassetmanagers.com; **For further information please call:** 21 153 4090 (national fixed line call); **Competent authority:** Portuguese Securities Market Commission; **Date of preparation of this document:** 26/06/2025

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

What is this product?

Type: Alcapredial – Sociedade de Investimento Coletivo Imobiliária Fechada, S.A. ("SIC") is a closed-ended, fixed capital, privately subscribed real estate alternative investment fund under the form of a collective investment company.

SIC was set up for an initial term ending on 22 march of 2042, which may be extended one or more times, for terms of up to twenty (20) years, by favourable resolution of the General Shareholders' Meeting. SIC's share capital is represented by registered shares, which represent rights of identical content, without nominal value, to a fraction of this asset, known as shares, and which guarantee their holders the rights provided for by law and by SIC's constitutive documents.

SIC is a financial product that promotes environmental characteristics and ensures compliance with good governance practices within the meaning of Article 8 of Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 ("SFDR"). Additional information on the environmental characteristics promoted by the SIC can be found in Appendix I of the Management Regulations in accordance with Article 8(1) and (2a) of the SFDR and Article 6(1) of Regulation (EU) 2020/852 of the European Parliament and of the Council of 18 June 2020.

The incorporation of the SIC resulted from a process of amendments to the articles of association of a previously existing public limited company, called "Alcapredial – Investimentos e Imobiliário, S.A.", which were adapted to the regime applicable to collective investment undertakings in the form of a collective investment company, in accordance with and for the purposes of the Portuguese Asset Management Regime ("RGA").

Objectives: to invest the funds received from the shareholders in property rights or other eligible rights over real estate located in Portugal, which will allow the Company to generate income through the purchase, sale, lease, assignment of space, surface rights and other forms of onerous exploitation and management of real estate, the development of construction projects and the rehabilitation of real estate, the carrying out of improvement, extension and reconstruction works on real estate forming part of the Company's real estate portfolio, provided that in all cases the real estate is wholly or partly eligible as a commercial establishment using the brands owned at any time by the Portuguese legal entities of the Les Mousquetaires Group or eligible as a logistics base for the Les Mousquetaires Group (without prejudice to the rights of the Shareholders to use the real estate), all or part of the properties are suitable as commercial premises using the brands currently owned by the Portuguese legal entities of the Les Mousquetaires Group, or as logistics bases of the Les Mousquetaires Group (without prejudice to properties owned by the Company and leased or assigned to third parties not using said brands), provided that such leases or assignments to third parties not using said brands represent less than 5% of the gross value of SIC's real estate assets) and which are in accordance with SIC's management regulations, as well as in participations in real estate companies under the conditions defined by law. For the avoidance of doubt, this policy includes the acquisition and holding of interests in real estate companies as well as participation units or shares in real estate investment funds. These real estate assets, in addition to liquidity, are the only type of asset that can be part of SIC's portfolio.

Investment in real estate must be aligned with the management policy, defined annually by the SIC, which includes the eligibility of properties to be considered within the scope of the SIC's investment policy, the conditions for leasing (or other forms of onerous exploitation) and works, and SIC's multi-annual budget.

The SIC will invest its assets in accordance with criteria of security, profitability and liquidity, with the aim of achieving a medium- and long-term increase in the value of its capital. The SIC's investments are subject to the following limits, in particular: a) The value of the SIC's real estate assets may not represent less than two-thirds of the SIC's total assets, except: (i) during the first 2 (two) years of the SIC's activity; (ii) during the last 24 (twenty-four) months of the SIC's initial term; and (iii) during the first 6 (six) months following the extension of the SIC's initial term, counted from the date of the end of the initial term and after the beginning of the last third of the SIC's extension; b) The value of a single property may represent the entirety of the total assets of the SIC; c) The development of construction projects on real estate owned by the SIC is not subject to any limit; d) The assets of the SIC may also consist of liquidity, understood as bank deposits that can be mobilised at any time, certificates of deposit, units in money market funds or short-term money market funds, and financial instruments issued or guaranteed by a Member State with a residual maturity of less than 12 (twelve) months.

The SIC is not subject to any statutory debt limits. However, it is subject to an indebtedness limit of 50% (fifty percent) of its total assets and such indebtedness, if contracted with third parties, must be exclusively in the form of mortgage financing. Shareholder loans, financial leases and the issue of bonds are permitted.

Term of the Product: until 22 March 2042, which may be extended in accordance with the law.

Intended retail investor: Professional or non-professional investors who have as their investment objective financial products that promote environmental and/or social and/or governance characteristics, as defined in Article 8 of Regulation (EU) 2019/2088 of the European Parliament and of the Council.

Income: The income to be distributed each quarter shall be determined and calculated by the Management Entity and shall be equal to

100% (one hundred percent) of the distributable items of the SIC for each quarter ending on 31 March, 30 June, 30 September and 31 December respectively, in accordance with the provisions of the law, the Management Regulations and other relevant documents of the SIC (namely the Business Plan and the Budget). The income will be distributed to the Shareholders in proportion to the number of Shares held by each Shareholder on the date of distribution. Each distribution of SIC's income shall be published in advance by the Management Entity through the disclosure system of the Securities Market Commission (CMVM), indicating the percentage of income to be distributed and the corresponding amount to be distributed per SIC share.

<u>Subscription conditions</u>: Investors must pay up all the capital subscribed on the subscription date. In the case of a closed-end real estate alternative investment undertaking, subsequent subscriptions may only be made by way of capital increases following a decision by the competent authorities.

<u>Redemption conditions</u>: As the Company is a closed-ended real estate alternative investment fund under the form of a collective investment company, there is no possibility of redemption of the Shares except, among other cases provided for by law, in the event of a reduction in the capital of the Company, its liquidation, dissolution, merger, conversion or division, or in the event of a reduction in the capital of the Company.

What are the risks and what could I get in return?

<u>Risk Indicator</u>

The risk indicator assumes that the SIC is held until 22 March 2042.

The Summary Risk Indicator provides guidance on the level of risk of the SIC when compared to other similar SICs. It shows the probability of the SIC suffering financial losses in the future due to price fluctuations in the financial markets.

The SIC began operations on 26/06/2025. As there is insufficient history, nor representative benchmark (or proxy) to meet the minimum requirements for the calculation of the risk indicator, the SIC is classified in category 6, on a scale of 1 (low risk) to 7 (high risk), where 6 corresponds to a high risk class. We warn that the risk category indicated does not mean an exemption from risk, nor a guarantee that the risk may not be higher than that indicated in the future.

We determine the investment's Summary Risk Indicator using two main criteria:

- Credit risk - risk of default by the issuers of the debt securities in the portfolio.
- Market risk - the risk that the market value of an asset or a group of underlying assets or an index will vary and this will have an impact on the SIC's return.

Historical data may not be a reliable indication of the SIC's future risk profile and liquidity risk may amplify fluctuations in the product's yield. The risk category indicated is not guaranteed and may vary over time.

There is no guarantee to the holder of the capital invested or of the return on his investment and there is therefore a risk of total loss of the investment.

<u>Performance scenarios</u>

- The data is insufficient to provide an indication to investors of the possible performance and stress scenarios.
- This table shows that it is not possible to calculate the value of the return on investment over the minimum investment period, assuming that you invest the amount of EUR 10,000.
- What you will get from this product depends on the future performance of the market. Market developments are uncertain and cannot be predicted with precision.

10,000 EUR Investment		**22 March 2042** (Minimum holding period)
Minimum	There is no guaranteed minimum return. You may lose some or all of your investment.	
Stress scenario	**What you might get back after costs**	**n.a**
	Average annual return	n.a
Unfavourable scenario	**What you might get back after costs**	**n.a**
	Average annual return	n.a
Moderate scenario	**What you might get back after costs**	**n.a**
	Average annual return	n.a
Favourable scenario	**What you might get back after costs**	**n.a**
	Average annual return	n.a

- This Product cannot be easily liquidated, which means it is difficult to estimate the value you will get if you liquidate it before maturity. You will not be able to liquidate it early, or you will incur high costs or suffer a large loss if you do.
- Your maximum loss will be the loss of your entire investment.

What happens if LYNX Asset Managers SGOIC S.A. is unable to pay out?

Investment payment is made solely with the SIC's assets and therefore it is not affected by an eventual insolvency from LYNX Asset Managers SGOIC S.A. However, the SIC's assets are in held by the Custodian and the investment payment is made by it, so its insolvency could cause financial loss to the SIC and the investor. In such case, the investor benefits from the Investor Compensation Scheme (ICS), which operates with the Portuguese Securities Market Commission and guarantees the coverage of amounts due to investors by financial intermediaries (e.g. banks) up to a limit of 25,000 euros per investor (not per account), whereby any excess amounts shall constitute a loss.

The compensation is calculated on the basis of the value of the financial instruments at the date of the triggering of the ICS and not at the date of their purchase.

The SIC has no guarantee of capital or income and may result in the total or partial loss of the capital invested, and may even provide zero return. It is subject to the volatility of the financial markets and its underlying assets.

What are the costs?

The reduction in yield (RIY) shows the impact that total costs paid will have on the return on investment you can get. Total costs include one-off costs, ongoing costs and incidental costs. The amounts shown herein are the cumulative costs of the product itself, for two different holding periods. They include any penalties for early exit. Figures assume you invest a minimum of EUR 10,000. The figures shown are estimates and may change in the future.

The person selling you this product or advising you about it may charge you other costs. In this case, that person will provide you with information about these costs and show you the impact that the total costs will have on your investment over time.

Investment Scenarios	**If you cash in after 22 March 2042**
Total Costs € Impact on return (RIY) per year	279 € 0,16%

Composition of Costs (impact on annual return): The following table indicates:
- The annual impact of the different types of costs on the return on investment you can get at the end of the minimum holding period;
- The meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	**Entry costs**	**0%**	The impact of costs when you pay when entering your investment [this is the maximum amount you will pay, you may pay less].
	Exit costs	**0%**	The impact of the costs of exiting your investment when it matures.
Ongoing costs	**Portfolio transaction costs**	**0%**	The impact of costs of us buying and selling underlying investments for the product
	Other ongoing costs	**0,16%**	The impact of the costs that we take each year for managing your investments
Incidental costs	**Performance Fees**	**0%**	The impact of the performance fee. We take these from your investment if the performance of the product exceeds its benchmark.
	Carried interests	**0%**	The impact of carried interest. We take these on the investment has performed better than a certain percentage.

How long should I hold it and can I take money out?

There is no possibility to redeem shares, except in the cases foreseen in the law.

How can I complain?

To the Management Entity, by post or email to the address reclamacoes@lynxassetmanagers.com and also through the complaints book, in accordance with Decree-Law 156/2005, of 15 September, and to the Portuguese Securities Market Commission at www.cmvm.pt (Investor area/Complaints), and you may also resort to the courts or extrajudicial resolution bodies.

Other relevant information

You must check pre-contractual and contractually required information, such as additional Fund Information and documentation, which are available from the Management Entity, Custodian or at www.cmvm.pt free of charge.

Trading Entity: LYNX ASSET MANAGERS, SGOIC, S.A.

Management Entity: LYNX ASSET MANAGERS, SGOIC, S.A. Rua Laura Alves, número 12, 4º andar, 1050-138 Lisbon - Phone: 211534090 - operacoes@lynxassetmanagers.com, which is authorised in Portugal and subject to the supervision of the Portuguese Securities Market Commission.

Depositary: Novo Banco, S.A., with registered offices at Campus do novobanco, Avenida Doutor Mário Soares, Taguspark, Edifício 1, 2740-119 Porto Salvo and is subject to supervision by the Bank of Portugal and the CMVM – Telephone 21 883 77 05.

Entity Responsible for the Centralised Registry of Units: Interbolsa - Sociedade Gestora de Sistemas de Liquidação e de Sistemas Centralizados de Valores Mobiliários, S.A., having its registered office at Avenida da Boavista, No. 3433, 4100-138 Oporto, registered with the Commercial Registry Office of Oporto, under the single registration and VAT No. 502962275.

Auditor: KPMG & Associados - Sociedade de Revisores Oficiais de Contas, S.A., represented by Hugo Jorge Gonçalves Cláudio, having its registered office at Avenida Fontes Pereira de Melo, no. 41, 15.° andar, 1069-006 Lisboa.

Price: The share value is calculated monthly and is determined by dividing the total net value of the SIC by the number of shares issued. The total net value of the SIC is calculated by deducting from the sum of its assets and liabilities the amount of commissions and fees incurred up to the time of the valuation of the portfolio. The Management Entity shall publish the value of the shares on a monthly basis, by the 5th (fifth) business day following, on the CMVM's information dissemination system, with reference to the last day of each month.

The SIC was established on 26/06/2025, has a fixed duration, is authorised in Portugal and is subject to supervision by the Portuguese Securities Market Commission.