

Key Information Document for the Investor

This document provides key information you must understand concerning this investment product (hereinafter, the "Product"). This is not commercial information. This information is required to be provided to you by law to help you understand the nature, the risks, the costs, and the potential profits and losses of this Product in order to help you compare it with other products.

Product

Name of the Product:	THE LAB VENTURES FUND II, EVCF
Name of the Producer:	SABANG INVESTMENTS, SGEIC, S.A. Tel.: +34 629 987 551 Web: https://thelabventures.com
Supervisory Authority	Spanish Securities and Exchange Commission
Date of drafting of this document	14/05/2025
Warning: You are about to acquire a product that is not simple and may be difficult to understand.	

What is this product

Type: THE LAB VENTURES FUND II, FCRE, (hereinafter, the "Fund"), is constituted as a European Venture Capital Fund (EVCF).

Term: The Fund is established with an initial duration of ten (10) years starting from the Initial Closing Date, with the possibility of being extended for two (2) successive periods of one (1) year each, at the proposal of the Management Company.

Objectives: The Fund is established to generate value for its shareholders employing the acquisition of temporary shareholdings in non-financial and non-real estate companies that, at the time of the acquisition of the shareholding, are not listed for trading on the primary stock market or any other equivalent regulated market of the European Union or of the rest of the member countries of the OECD.

The investment policy of the Fund is particularly focused on companies with digital business models that are in the initial or intermediate phase of their development, and that operate within any of the following sectors: PropTech, Healthtech, Climate tech, and other vertical sectors that operate with different technologies such as Big Data, Blockchain, Artificial Intelligence (AI), among others. At least ninety percent (90%) of the amounts allocated by the Fund to make Investments shall be invested in startups that primarily operate, have their management and/or effective administration center, their registered office, and their establishment or principal operations in Spain, with a view to expanding the projects mainly in Europe, Latin America and the Middle East or in any other OECD member country with immature startup ecosystems.

In any event, the investments of the EVCF shall be subject to the limitations set out in Regulation (EU) No. 345/2013, on European social entrepreneurship funds (hereinafter, the "REuVECA") and in Sections 9 to 19 of Act 22/2014, of 12 November, on venture capital firms (hereinafter, the "LECR") and all other applicable provisions.

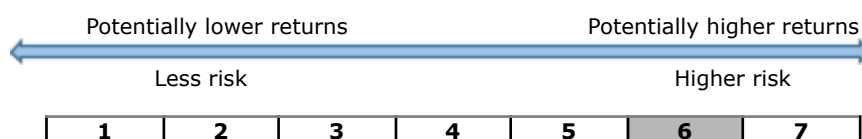
Duration: The Fund is established for a term of ten (10) years, as from the Initial Closing Date. Said term may, at the proposal of the Management Company, be extended by a further two (2) periods each of a term of one (1) year.

Investor for which the product is targeted: The Shareholders of the Fund shall be those referred to in Article 6 of REuVECA, namely:

- o investors considered as professional clients or who, upon request, may be treated as professional clients;
- o investors that, without being professional investors, undertake to invest at least one hundred thousand Euros (100,000 EUR), and declare, in writing, in a document other than the investment commitment, that they understand the risks associated with the established commitment; and
- o executives, directors, or employees of the Management Company where the investment is made in qualifying European Venture Capital Funds it manages.

Shareholders must understand the illiquidity of the product and the functioning of the private equity markets by reason that the Fund will affect investments in unlisted companies. Furthermore, the shareholders must have a financial situation that enables them to commit funds during ten (10) years and assume a loss of capital of 100% of the committed funds.

What risks are applicable and what could I obtain in exchange?



Category "1" does not mean that the investment is free from risk

The risk indicator presupposes that you will hold the Product during the entire life of the Fund.
The real risk may vary considerably in the case of early redemption, and consequently, you may recover less

money than if you hold the investment until maturity. You will not be able to exit the Fund during the entire life thereof by way of the redemption of the shares.

The summarized risk indicator is a guideline of the level of risk of this product in comparison with other products.

The risk indicator presupposes that you hold the product until the date of liquidation. The term will be ten (10) years from the Initial Closing Date; a duration that may, at the proposal of the Management Company, be extended by two (2) successive periods of one (1) year each.

Accordingly, you will not be able to carry out any early redemption of the investment. The actual risk may vary significantly in case of early exit (by requesting transfer), so you may recover less money than if you hold the investment until its maturity.

The risk indicator is a guide to the level of risk of this product compared to other products. It shows the chances of the product losing money due to market developments or because we cannot pay you. The displayed risk indicator does not constitute an objective or guarantee of the investment's risk and can change over time.

We have classified this product as risk class 7 on a scale of 7, where 7 represents the highest risk. This assessment qualifies the possibility of suffering medium-high level losses, so that a bad market situation can influence whether the funds in which the Fund invests achieve good results or not, and, by extension, on the Management Company's ability to pay you.

This product does not include any protection whatsoever against future market trends, and subsequently, you could lose part or the totality of the investment. If it is not possible to pay you what you are owed, you could lose the entire investment. As an investor, you do not run the risk of having to assume any additional financial obligations or commitments.

Yield scenarios

This table sets out the money which you could receive over the upcoming ten (10) years, depending upon the different scenarios, supposing that you invest 10,000 EUR.

Recommended maintenance period:	10 years	
Example of investment:	10.000 EUR	
Scenarios	In case of exit after	10 years
Minimum	There is no guaranteed minimum return. You could lose part or all of your investment.	
Stress	What you might get back after costs Average return each year	5,386 EUR -6%
Unfavorable	What you might get back after costs Average return each year	8,171 EUR -2%
Moderate	What you might get back after costs Average return each year	17,908 EUR 6%
Favorable	What you might get back after costs Average return each year	37,072 EUR 14%

The scenarios presented are an estimate of future returns based on past data regarding the variation of this investment, compared with reports based on the historical return of the Fund managed by the Management Company and those previously managed by the managers in their different Management Companies, comparable in investment phase, business models, and type of companies, and contrasted with the study "Private Equity Performance Overview 2022" and do not constitute an exact indicator. What you will receive varies depending on market performance and the length of time you keep the investment or product. The figures do not take into account your personal tax situation, which can also influence the amount you receive.

The scenarios presented illustrate the returns your investment could generate. You can compare them with scenarios from other products. The stress scenario shows what you might receive in extreme market circumstances, and does not account for a situation where we cannot pay you.

This product cannot be converted into cash easily, meaning it is difficult to determine the amount you would receive if you sell it before the recommended period. You will not be able to sell it early, or you will have to pay a high cost or suffer a significant loss if you do.

The tax legislation of the Member State where the retail investor is domiciled may affect the actual return paid.

What happens if the Management Company is unable to pay out?

As this is a Venture Capital Fund, the fact that SABANG INVESTMENTS, SGEIC, S.A. might experience a corporate insolvency would not affect the assets invested in the product. The performance of the underlying funds in which the Fund invests will determine the possibility of non-payment of the investment.

The investments are conducted in markets where liquid settlement mechanisms do not exist. Moreover, during the life of the EVCF regulatory changes may take place (including of a tax nature) that may have an adverse effect over the

EVCF, its shareholders, or its investments. Accordingly, there is no guarantee that the EVCF will be capable of fulfilling its investment objectives or that investors will receive a return on the capital invested.

What are the costs?

The reduction in yield (RIY) sets out the impact of the total costs that you pay concerning the return on investment that you could obtain. The total costs take into account the one-off, current, and ancillary costs. The amounts set out herein constitute the cumulative costs. The figures assume that you invest ten thousand Euros (€10,000.00). The figures are estimations and accordingly may change in the future.

Costs over the time

The person that sells this product to you or that provides advisory services to you in relation thereto may charge you other costs of which the Management Company is not privy. In said situation, the said person shall provide you with information regarding said costs and shall illustrate to you the effects that the totality of the costs will have on your investment over time.

Investment 10,000.00 EUR	If you cash in [at the end of the recommended holding period]
Total Costs	4,929 EUR
Impact on return (RIY) per year	4,93%

The following table shows the annual impact that different costs can have on the return on investment at the end of the recommended maintenance period.

One-off costs	Entry costs	2 EUR	The impact of the costs you pay when entering your investment. 0.02% of total commitments.
	Exit costs	0 EUR	The impact of the costs of exiting your investment when it matures. The Management Company will not charge anything at Exit.
Current costs (deducted each year)	Organizational, administration cost and Management Fee	184 EUR	The impact of the annual costs of managing its investments will be applicable over the investment period on the total commitments. 1.84% of your investment each year. This is an estimate based on the actual costs from the last year.
	Portfolio transaction costs	0 EUR	The impact of the costs we will incur for the purchase and sale of the product's underlying investments. No portfolio transaction costs are charged.
Accessory costs deducted under specific conditions	Performance fees and account holdings	308 EUR	The impact of account holdings (carried interest). The actual amount will vary depending on the performance of your investment. We charge it when the investment has met the 8% preferred return (Hurdle). This is not an annual cost, but it has been annualized for the purpose of this table.

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

The recommended investment period is that of ten (10) years from the Initial Closing Date. This term may, at the proposal of the Management Company, be extended by a further two (2) periods, each of a term of one (1) year.

Investors may not request the early redemption of the shares at any time whatsoever during the life of the Product ("liquidity windows"). However, you may transfer your investment per the conditions established in Article 18 of the Regulations of the Fund.

How can I complain?

Any claim associated with the conduct of the Management Company may be filed directly before the Management Company. Any claim about the product or the conduct of the Management Company regarding this product may be filed, in writing, at:

Postal Address	Email address	Website
Calle Limonero 22, 28020, Madrid	fernando@thelabventures.com	www.thelabventures.com

Other relevant information

The prospectus and the management regulations of the Fund are available, free of charge, at the website of the Spanish Securities and Exchange Commission (CNMV) (www.cnmv.es/portal/home.aspx).