

Purpose

This document provides you with key 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

Name:	Think Credit ETI
ISIN:	DE000A3G1M05
Manufacturer:	Altarius ETI AG (the Issuer)
Phone Number:	+423-230-2090
Website:	www.altariuseti.com
Latest Revision:	7th September, 2023

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

What is the product?

Type:	This product is a derivative zero-coupon debt instrument that does not bear any interest and it is not principal protected. The governing law of this product is the Liechtenstein Law. This product's primary listing is the Frankfurt Stock Exchange however it may be listed on additional exchanges
Term:	This product does not have a specified maturity date.
Objectives:	<p>Think Credit ETI is designed to provide exposure to the performance of Think Credit Portfolio Linked Note (the underlying asset) issued by Think Credit (the vehicle). The objective of the investment strategy pursued by the vehicle is the acquisition of Non-Performing Loans (NPLs) related to commercial mortgage debt in the secondary market, and by directly originating loans, both secured by real estate located in Europe and the United States, at a discount to the original value of the asset, and creating recovery and repayment mechanisms through tactics such as refinancings, foreclosures, etc. It is a requirement of Think Credit Portfolio Linked Note that all of its investments always involve real estate collateral.</p> <p>The underlying vehicle may have: (a) Direct Investments: Investments made by Think Credit in its own right, where the vehicle itself becomes the beneficiary of the economic benefits of the transaction, without intermediaries; (b) Indirect Investments: Investments made by the vehicle through investments in other Collective Investment Schemes (CIS) whose investment objective is similar to that of the Think Credit Portfolio Linked Note.</p> <p>Both Direct and Indirect Investments will invest in the following: (i) Real Estate Acquisition: Investments consisting of the purchase, lease or sale of real estate, including any real estate the ownership of which is assigned to the vehicle by legal repossession for default; (ii) Loan Participation and Loan Origination: Lending activity involving the origination of and/or participation in loans having, as collateral, real property, made to third parties.</p> <p>The default of the investment only occurs in certain circumstances based on the default of the underlying mortgage, not the loan. The underlying vehicle will declare an event of default if: (1) The lien, mortgage or right in rem has been voided by a court of law; (2) The real estate asset is destroyed or endangered by a hazardous event not covered by an insurance policy; (3) The amount recovered for a particular investment at a public auction is less than the original amount of the investment plus interest, moratorium interest and legal fees; (4) The sale of the real estate asset generates a profit less than the sum of the principal plus interest and legal fees awarded in the event of asset recovery.</p> <p>The underlying vehicle takes all reasonable steps to avoid default and to maintain and increase its value by ensuring that: (A) The assets it takes as collateral are relatively liquid assets, meaning that, in the event of a court-ordered auction, and given the margin of safety of the investments, the Portfolio Manager expects to find a willing bidding market for the full amount of the debt; (B) The LTV of each transaction is relatively low, meaning that even in times of economic downturn the foreclosing assets will be able to find a buyer, as they remain below market price; (C) In the event that the vehicle is assigned ownership of the real estate asset it can lease it until the time comes to sell it at a comfortable price.</p> <p>The vehicle undertakes to evaluate the worst-case and stress scenarios resulting from the investment analysis performed and to ensure that all reasonable steps have been taken to be confident that the collateral for the asset is liquid or that there is an appetite for the asset in the event of recovery; and sufficient consideration has been given to the analysis of potentially hazardous events, weather events or other types of black swan events.</p>
Intended Investor:	This product is a complex product and is only intended for informed investors who (i) can bear loss of capital, are not seeking to preserve capital and are not looking for a capital guarantee; (ii) have specific knowledge of and experience investing in similar products and in financial markets; (iii) seek a product offering exposure to the underlying asset(s) and have an investment horizon in line with the recommended holding period stated below; and (iv) are aware that the value of the product can change significantly due to the volatile underlying asset and, as a result, have sufficient time to actively monitor and manage the investment.
Insurance Benefits:	This product does not offer insurance benefits.

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. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may have to pay significant extra costs to cash in early. You may not be able to sell your product easily or may have to sell at a price that significantly impacts on how much you get back.

Narrative Explanations

- 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 our capacity to pay you.
- Investors should ensure that they fully understand the investment strategy and the risks involved before deciding to invest in this product. You should review the Private Placement Memorandum of the underlying Portfolio Linked Note for more information on other risks materially relevant to this product which are not included in this section.
- This product does not include any protection from future market performance so you could lose some or all of your investment.
- If we are not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

Investment: 10.000,00 EUR				
Recommended holding period: 5 Years				
Scenarios		1 Year	3 Years	5 Years (Recommended holding period)
Stress Scenario	What you might get back after costs	EUR 10.513,72	EUR 11.002,89	EUR 10.394,84
	Average return each year	5,14%	0,00%	-3,15%
Unfavourable Scenario	What you might get back after costs	EUR 10.668,04	EUR 11.978,33	EUR 13.250,03
	Average return each year	6,68%	5,72%	5,02%
Moderate Scenario	What you might get back after costs	EUR 11.305,22	EUR 13.898,11	EUR 16.480,17
	Average return each year	13,05%	10,25%	8,51%
Favourable Scenario	What you might get back after costs	EUR 11.953,58	EUR 15.860,56	EUR 19.791,75
	Average return each year	19,54%	14,06%	11,06%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest 10.000,00 EUR. 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 easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period/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. Buying this product holds that you think the underlying price will increase.

What happens if Altarius ETI AG is unable to pay out?

In the case of default by the manufacturer the assets it holds as collateral may be realized in order to meet its obligations to the investor and the cash proceeds of this will be paid out in the order of priority of payments applicable to the products. These proceeds may not be sufficient to meet all obligations and make all payments due in respect of the securities. In these circumstances you may not be able to realize the full value of your securities and suffer a partial or total loss on your investment. There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

What are the costs?

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 should show you the impact that all costs will have on your investment over time.

Costs Over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and an investment period similar to the recommended holding period. We have assumed: (a) that the product performs as shown in the moderate scenario, and (b) that an amount of 10,000.00 EUR is invested.

Investment: 10.000,00 EUR			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years (Recommended holding period)
Total costs	601,47	1.809,13	3.119,55
Impact on return (RIY) per year	6,01%	4,65%	3,90%

Composition of Costs

This table shows the impact on return per year			
One-off costs	Entry costs ^(a)	0.14%	The impact of the costs you pay when entering your investment of the costs are already included in the price. We do not charge an entry fee for this product, but the person selling you the product may do so.
	Exit costs ^(a)	0.14%	The impact of the costs of exiting your investment. We do not charge an entry fee for this product, but the person selling you the product may do so.
Ongoing cost	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs ^(b)	0.00	The impact of the costs that we take each year for managing your investments and the costs.
Incidental costs	Performance Fee	20.00%	The impact of the performance fee on the underlying investment which is taken if the investment generates a profit.
	Carried interests	0.00%	The impact of carried interest on the underlying investment.

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

Recommended holding period: **5 years**

The recommended holding period has been estimated taking into account the underlying's investment strategy and the period that is expected for the strategy to possibly reach its objectives. Any investment should be considered based on your specific investment needs and risk appetite. Given that the underlying's price is volatile, investors should monitor the value of the product constantly as sudden changes in value might be frequent and abrupt. Investors are able to sell the product on any trading day via the exchange in which the product is listed other than in cases of unusual market activity or in case of technical disruptions.

How can I complain?

Should the investor have any complaint about the product or any person or entity advising on or selling the product, the investor can address any such complaint to Altarius ETI AG on **complaints@altariuseti.com**. Any complaints are to be sent via email only. A designated person will handle the complaint and contact the complaining investor accordingly. Altarius ETI AG will handle your request and provide you with feedback as soon as possible.

Other relevant information

- Investors who purchase the product on the secondary market conclude trades directly with a participating broker or via an exchange and therefore additional costs may apply. The trading costs are publicly available on the stock exchanges on which the product is listed or can be requested from online brokers. One-off costs above are estimates of these trading costs. You can find out the actual costs from your broker, financial advisor, or sales company.
- The Portfolio Linked Note, which is the underlying of this product, charges a fixed all-inclusive fee and includes all costs to be presented under this product's cost disclosure requirements.
- Please note that past performance is not indicative of future performance. It cannot provide a guarantee of returns that you will receive in the future.
- Updated and additional documents on the product, in particular the prospectus, the final terms, supplements and financial statements are published on the company website <https://www.altariuseti.com> in accordance with the relevant legal provisions.
- It is recommended that you read these documents for more information, particularly on the structure of the product and the risks associated with investing in the product.