

## 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

<b>Name:</b>	NLA Real Estate ETI
<b>ISIN:</b>	DE000A3G6GH4
<b>Manufacturer:</b>	Altarius ETI AG (the Issuer)
<b>Phone Number:</b>	+423-230-2090
<b>Website:</b>	www.altariuseti.com
<b>Latest Revision:</b>	7 <sup>th</sup> November, 2023

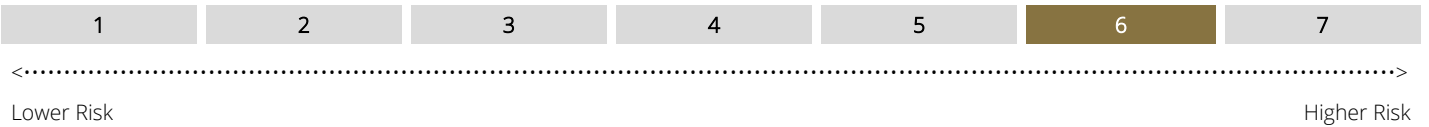
*You are about to purchase a product that is not simple and may be difficult to understand.*

## What is the product?

<b>Type:</b>	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
<b>Term:</b>	This product does not have a specified maturity date.
<b>Objectives:</b>	<p>NLA Real Estate ETI is designed to provide exposure to the performance of NLA Real Estate Portfolio Linked Note (the underlying asset). The objective of the investment strategy carried out by the NLA Real Estate Portfolio Linked Note is to acquire residential real estate assets with the aim of refurbishing the properties' structures and upgrading their interiors using state-of-the-art details and materials. The strategy primarily focuses on the Madrid market, specifically targeting properties within the M30 inner ring road. One of the key objectives of NLA Real Estate is to achieve a high turnover, aiming to sell the properties within a timeframe of less than six months. By adopting this approach, the strategy maintains an average turnover of 2 to 3 times per year, allowing for efficient capital deployment and maximizing investment opportunities.</p> <p>In order to optimize profitability and adapt to changing market demands, NLA Real Estate places great emphasis on rigorous cost control and closely monitors market trends. This proactive approach ensures that the strategy remains responsive to market conditions and can effectively capitalize on emerging opportunities. To support these efforts, NLA Real Estate has established a specialized team that works closely with top suppliers in the industry. This strategic partnership allows NLA Real Estate to access exclusive opportunities and negotiate favourable terms for the acquisition of properties and the sourcing of high-quality materials and details for refurbishments. By collaborating with these trusted suppliers, NLA Real Estate can ensure that the properties in its portfolio meet the highest standards of quality and appeal to potential buyers.</p> <p>The selection of properties for the portfolio is subject to rigorous eligibility criteria, with a particular focus on properties in need of refurbishment. This criterion allows NLA Real Estate to acquire properties at favourable prices and add value through the refurbishment process, thereby increasing the potential for returns. Effective marketing strategies play a crucial role in the overall success of the strategy. NLA Real Estate adopts a direct coordination approach, with specialized teams dedicated to each stage of the investment, refurbishment, and sale process. This streamlined approach enables efficient execution of purchases, top-notch refurbishments, and swift marketing of the properties to potential buyers.</p> <p>Moreover, NLA Real Estate differentiates itself in the market by offering properties at prices below the market average. This pricing strategy aims to attract buyers and generate quick sales, ensuring a competitive advantage and enhancing the potential for maximizing investment returns. To maintain a balanced portfolio and manage risk, NLA Real Estate adheres to specific property value thresholds. Each real estate property's value must fall within a lower threshold of EUR 250,000.00 and an upper threshold of EUR 1,500,000.00. This careful selection criterion ensures that investments are aligned with the strategy's objectives and risk parameters.</p> <p>Through its comprehensive and integrated approach, NLA Real Estate combines strategic property acquisition, meticulous refurbishment, and effective sales and marketing techniques. By leveraging its specialized teams, rigorous cost control, market awareness, and adherence to eligibility criteria, NLA Real Estate seeks to optimize investment returns and deliver value to its stakeholders in the real estate market of Madrid.</p>
<b>Intended Investor:</b>	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 who 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.
<b>Insurance Benefits:</b>	This product does not offer insurance benefits.

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

### Risk Indicator



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, an poor market conditions are very likely to impact our capacity to pay you.
- **Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**
- 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		1 Year	3 Years	5 Years (Recommended holding period)
Scenarios				
Stress Scenario	What you might get back after costs	EUR 9.778,24	EUR 9.373,31	EUR 8.978,92
	Average return each year	-2,22%	-2,18%	-2,16%
Unfavourable Scenario	What you might get back after costs	EUR 10.124,96	EUR 10.430,57	EUR 10.724,90
	Average return each year	1,25%	1,30%	1,33%
Moderate Scenario	What you might get back after costs	EUR 11.273,94	EUR 14.391,61	EUR 18.338,32
	Average return each year	12,74%	12,88%	12,89%
Favourable Scenario	What you might get back after costs	EUR 13.256,60	EUR 23.463,85	EUR 41.506,27
	Average return each year	32,57%	32,73%	32,77%

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.

<b>Investment:</b> 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	EUR 649.31	EUR 2.152,72	EUR 4.056,59
Impact on return (RIY) per year	6,49%	6,59%	6,53%

### Composition of Costs

This table shows the impact on return per year			
<b>One-off costs</b>	Entry costs <sup>(a)</sup>	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 <sup>(a)</sup>	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.
<b>Ongoing cost</b>	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs <sup>(b)</sup>	2.00%	The impact of the costs that we take each year for managing your investments and the costs.
<b>Incidental costs</b>	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	10.00%	The impact of carried interest on the underlying investment. We take these fee when the investment has performed better than 12.00%

### How long should I hold it and can I take my money our 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](mailto: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.