

DATED 1 August 2024

ADDITIONAL PRECONTRACTUAL INVESTOR INFORMATION

IAD Investments Fund, sub-fund IAD IRF

1. ADDITIONAL INFORMATION ON THE FUND

• **IAD IRF** (in the process of name change from HB Reavis IRF) is a sub-fund of the investment fund in the process of name change **IAD Investments Fund (Fund)**, with the previous name HB Reavis Real Estate Investment Fund, an investment company with fixed capital (*société d'investissement à capital fixe*) incorporated under the laws of the Grand Duchy of Luxembourg as a partnership limited by shares (*société en commandite par actions*) and registered pursuant to Part II of the 2010 Law on Undertakings for Collective Investment and having its registered office at 1B, rue Jean Piret, L - 2350 Luxembourg, Grand Duchy of Luxembourg and registered with the R.C.S. Luxembourg under number B161180, where the Fund is an alternative investment fund existing in accordance with the EU Alternative Fund Managers Directive (**AIFMD**). The general partner and the statutory body of the Fund is the company **IAD Investments Management S.à r.l.** (original name HB Reavis Investment Management S.à r.l.), a private limited liability company (*société à responsabilité limitée*), having its registered office at 1B, rue Jean Piret, L – 2350 Luxembourg, registered with the R.C.S. Luxembourg under number B 161176 (**General Partner**).

In accordance with the AIFMD, Fund has appointed GEN II MANAGEMENT COMPANY (LUXEMBOURG) S.a.r.l., 33, avenue J-F Kennedy L-1855 Luxembourg, Grand Duchy of Luxembourg and which is registered with the Luxembourg trade and companies register (R.C.S. Luxembourg) under number B159802, as its alternative investment fund manager (**AIFM**). Fund and the AIFM are both based in Luxembourg and are established and organized under the Luxembourg law. The Fund is under the supervision of the Luxembourg's financial regulator *Commission de Surveillance du Secteur Financier (CSSF)*.

The investor shall acquire the shares of the Fund on the basis of a written agreement, where upon the payment of the agreed sum the investor will acquire the shares. The legal relationships between the investors and the Fund are governed and construed in all respects in accordance with the laws of Luxembourg and are subject to the jurisdiction of the Luxembourg courts. The recognition and enforcement of judgments in Luxembourg is subject to the Regulation (EU) No EC/44/2001 on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters (**Brussels I Regulation**).

• The Fund is audited by Ernst & Young S.A., 35E, avenue John F. Kennedy, L-1855, Luxembourg, Grand Duchy of Luxembourg, which provides for an independent examination of data, statements, records and operations of the Fund, in accordance with the laws of Luxembourg and the laws of the jurisdiction(s) where the Fund assets are located.

• The AIFM is fully compliant with Article 9, of Directive 2011/61/EU (AIFMD) with regards to coverage of professional liability. The AIFM has put in place additional own funds, which are appropriate to cover potential liability risks arising from professional negligence, or any professional liability risks resulting from the activities carried out by the AIFM. The AIFM has not delegated any of its core functions (portfolio and risk management). The depositary of the Fund is SOCIÉTÉ GÉNÉRALE BANK & TRUST, 11, Avenue Emile Reuter, L-2420 Luxembourg. There is no delegated sub-depositary keeping function with respect to the accounts of the Fund, the depositary shall have daily access to all cash flow information of the Fund.

• The issue, redemptions and sale of the Fund's shares are in general organized by the General Partner of the Fund, where the AIFM has the role of a general distributor of the Fund. The distribution takes place mainly via distribution agents licensed in accordance with the laws of the applicable jurisdiction(s) of distribution. Further details on issue and redemption of the Fund's shares are provided in the Fund's prospectus (available at the Luxembourg Stock Exchange, link to the document is at [HBReavisRealEst - Luxembourg Stock Exchange \(bourse.lu\)](https://www.bourse.lu/HBReavisRealEst)).

• In compliance with article 14 of the Luxembourg law of 12 July 2013 on the alternative investment fund managers (the **AIFM Law**) and Section 3 of the Commission delegated regulation (EU) no 231/2013 of 19 December 2012 (the **Delegated Regulation**), the AIFM is obliged to implement adequate risk management systems (the **Risk Management System**) in order to identify, measure, manage and monitor appropriately all risks relevant to the investment strategy of the Fund; and to which the Fund is or may be exposed. The Risk Management System is understood as a system comprising relevant elements of the organizational structure of the AIFM, with a central role for a permanent risk management function (the **Risk Management Function**), policies and procedures related to the management of risk relevant to the Fund's investment strategy, and arrangements, processes and techniques related to risk measurement and management

employed by the AIFM in relation to the Fund. The Risk Management Function is established and maintained by the AIFM within its internal structure. The Risk Management Function performs the tasks set forth in article 14 of the AIFM Law and article 39 of the Delegated Regulation. In particular, it implements effective risk management policies and procedures (the “**Risk Management Policy**”) in order to identify, measure, manage and monitor on an on-going basis all risks relevant to the Fund. The Risk Management Policy comprises procedures which are necessary to enable the AIFM to assess for the Fund its exposure to market, liquidity and counterparty risks, and its exposure to all other relevant risks, including operational risks, which may be material for the Fund.

- The assets of the Fund can be provided as collateral in relation to the leverage employed by the Fund. Usually, this collateral is provided to the external creditors with respect to the financing provided in relation to individual assets of the Fund and on an arm’s length basis. The maximum level of applicable leverage which can be employed by the Fund is limited by the thresholds specified in the prospectus. Any new arrangements with respect to the management of the liquidity risk, any changes related to the use of leverage and to the collateral provided by the Fund and on the total amount of leverage employed will be disclosed to the investors in investor reports on at least an annual basis, if applicable.
- The Fund has no primary broker.

2. SIGNIFICANT RISKS ASSOCIATED WITH THE INVESTING INTO THE FUND

The risks associated with investing in the Fund listed below are a summary of the most significant risks affecting the return, but not its final enumeration. A more detailed description of the risks can be found in Article 17 Investment risks of the Fund's prospectus.

Real estate market risk

The investor assumes the risk of changes in the amount of rent and occupancy of the real estate assets that the Fund acquires. There is no guarantee that rents will not fall below current levels or that the real estate assets owned by the Fund will be rented. The value of real estate assets may change due to changes in market factors and their current value is not guaranteed. The Fund uses an external appraiser to value real estate at least twice a year. An expert valuation or appraisal is only an estimate of value and does not represent an exact sales value. The final sale of the real estate asset for the market value depends to a large extent on the economic and other conditions on which the Fund, the general partner of the Fund or the AIFM has no influence. In addition, the values determined by valuation or appraisal or otherwise may not correspond to the price for which the real estate investment could be sold, since the market prices of the real estate can only result from negotiations between the interested party and the seller. In general, the financial aspects of the property are taken into account in the valuation or expert opinion; market transactions and the relative return on assets compared to alternative investments. When assessing the value of the property, in principle, the discounted cash flows of the Fund's assets are considered, but the capitalization or replacement cost method can also be used if it leads to an adequate valuation. If the Fund or AIFM buys or sells a certain real estate investment, the realized value may be higher or lower than the value based on the valuation or other appraisal of the applicable asset.

Liquidity risk

Although the Fund may occasionally acquire publicly traded securities or securities issued by companies that have other types of publicly traded securities, it is unlikely that there will be a public market for many of the Fund's investments. Liquidation, or the sale of direct real estate investments of the Fund's assets usually requires a longer time. There is no guarantee that a market will be available for each type of real estate assets owned by the Fund at the time it becomes necessary to sell them. There are significant costs associated with the sale of such investments, including, without limitation, agent or brokerage commissions and legal fees.

Use of leverage

Fund assets may be provided as collateral in relation to leverage/loans/ used by the Fund. The use of leverage increases the exposure of investments to adverse economic factors such as rising interest rates, economic slowdown or deterioration in real estate investment or market conditions. If a real estate investment fails to generate sufficient cash flows to repay the principal and interest on the debt, the value of the Fund's equity investment in such real estate could be reduced or even lost entirely.

3. INFORMATION ON FEES

Share Class	Minimum Investment	Subscription Fee - % Investment	Redemption Fee - % Investment	Management Fee - % of NAV
Institutional Class	125 000 EUR	0%	0%	1,65%
Class A	50 000 EUR	1%	0-1%	2%
Ordinary Class	10 000 EUR	Up-to 3%	0-5%	2%

Performance Fee	
Fund's Performance in % (range)	Fee
0%-5%	0%
5%-10%	10% from the difference between the actual performance and 5%
10% and more	30% from the difference between the actual performance and 10%

4. ADDITIONAL FEE INFORMATION

• With respect to the fees specified in the Fund's prospectus, the fees payable to the AIFM, depositary, central administrator and the external valuer are as follows:

AIFM: Tiered rate applies, the fee calculated on the basis of the Fund's Asset Under Management: (1) AUM<50M: 7bsp*AUM; (2) 50M<AUM<150: 6bsp*AUM; (3) 150M<AUM<300M: 5bsp*AUM; AUM>300M: 4bsp*AUM; Subject to minimum Fee of EUR 46,000.- p.a. and EUR 8,500.- p.a. for additional sub-funds (if more than one). One off Acceptance Fee: EUR 8,000.- + EUR 3,500.- for additional sub-fund launch. Investment Management Committee: to be charged for each investment/divestment decision and/or for each investment committee meeting (at least once a year) EUR 2,750.- per transaction. Asset monitoring fee EUR 375.- per asset counterparty per monitoring, risk reports and NAV review EUR 5,000.- per sub-fund/year, Marketing notification services: Initial notification EUR 2,750.- one off; Subsequent EU passport notification EUR 2,750.- one off; Notification to country EUR 2,250.- per country. Annual maintenance of notifications: EUR 1,500.- p.a.; Material change of the Fund's documentation: EUR 1,500.- per country. AIFM reporting (AIFMD Annex IV): EUR 5,000- per report per sub-fund.

Depositary: Tiered rate applies, the fee calculated on the basis of the Fund's Assets under Management: AUM< 50M: 3 bps*AUM; 50M<AUM<200M: 2bps*AUM; AUM> 200M: 1bps*AUM of each Sub-Fund, with an additional flat fee of EUR15,000 per annum. Transaction fee: Real estate Acquisition/Disposal fees: EUR 350.-; Cash Monitoring: 1,000.- per annum.

Central Administrator: Ongoing Fund administration: EUR 40,000 p.a.; dividend distribution Fee: 50.- EUR, capped at 15,000.- EUR per distribution cycle; transaction Fee (Sub/Red/Transfer/Cap): 100.- EUR; per investor; Investor Set up Fees (AML/KYC): 250.- EUR; software maintenance fee EUR 25 per investor per quarter.

The above information can be subject to review due to updates of fee arrangements with the applicable service providers.

5. INFORMATION ON CURRENT NET ASSET VALUE OF THE FUND

Net Asset Value of the Fund as of 31 December 2023 represents: **EUR 99,6 mio.**

6. PAST PERFORMANCE OF THE FUND

Please note that that the past performance is no guarantee for any performance in the future.

Time Period	Total Return p.a	NAV Growth p.a.	Dividend Yield p.a.
2012	10,00%	5,06%	4,94%
2013	9,45%	4,00%	5,45%
2014	9,04%	4,12%	4,92%
2015	9,15%	3,95%	5,20%
2016	11,97%	5,65%	6,32%
2017	6,49%	0,06%	6,43%
2018	7,22%	0,58%	6,64%
2019	6,96%	0,45%	6,51%
2020	1,07%	-4,52%	5,59%
2021	6,60%	0,32%	6,28%
2022	9,01%	2,82%	6,20%
2023	-29,6%	-31,64%	2,30%

7. GENERAL RISK NOTICE ON THE INVESTMENT

There is risk associated with the investment in the Fund, the value of the investment can decrease and there is no guarantee of the originally invested amount.