



Key Information Document

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

Product Name: Blohome class B
Product Manufacturer: Blohome SV SA
Product Code: Not Applicable
National Competent Authority: Unregulated Product
For further information please contact: +352 26 70 12 45

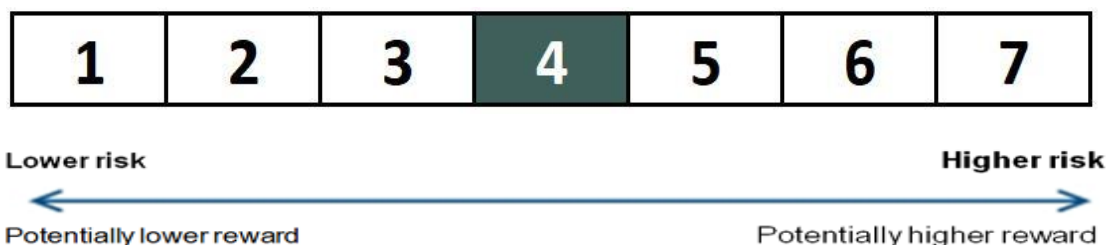
This document is accurate at its production date 30 September 2021

Alert: You're about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type	Blohome class B is an unregulated product within the meaning of the Securitisation Law 2004.
Objectives	The investment objective of the Issuer is to apply the proceeds of the Securities to acquire directly or indirectly the Underlying Asset that met mainly the following criteria <ul style="list-style-type: none">• its attractive location;• its price which does not exceed the market price;• the quality of the construction, as confirmed by the technical and architectural specification document to be provided by the Service Provider in relation to the Underlying Asset;• sustainable factors in the construction and application circular economy principles are considered as much as possible;• materials and technical solutions should reduce maintenance costs.
Intended retail investor	Blohome class B is intended. The minimum investment size is 1,000 Euro or any other higher amount.

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



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.

The manufacturer has classified this product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level.

Be aware of currency risk. If you are a non-Euro investor, you will receive payments in a different currency, so the final returns you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

Invested Amount: EUR 10,000				
		1 year	3 years	6 years (recommended holding period)
Favorable scenario	What you might get back after costs Average return each year	11 307.90 13.08 %	13,846.30 12.82 %	18,703.30 14.51 %
Moderate scenario	What you might get back after costs Average return each year	10,851.10 8.51 %	12,857.90 9.53 %	16,806.00 11.34 %
Unfavorable scenario	What you might get back after costs Average return each year	10,404.50 4.05 %	11,929.00 6.43 %	15,080.20 8.47 %
Stress scenario	What you might get back after costs Average return each year	8,997.40 -10.03 %	8,188.80 -6.04 %	7, 375.30 -4.37 %

This table shows the money you could get back over the next 6 years, under different scenarios, assuming that you invest EUR 10,000. These scenarios represent the Luxembourgish Residential Real Estate Index as published by the Stateg and not the Underlying Asset itself.

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. They are based on share price total return with dividends reinvested. What you get will vary depending on how the underlying Investments perform, how the overall real estate market performs and how long you keep the investment. The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where the Fund is not able to pay you on its liquidation

What happens if Blochome class B is unable to repay?

The Upon the occurrence of Blochome SV SA Event of Default, three quarter of the Securities holders at the time of the general meeting of shareholders of the Issuer convened to resolve thereon, can pass a resolution to redeem the Securities. Upon receipt of such resolution, both the Issuer and the Security Holders will have access to the T-REX Servicing management platform. Issuers/Agents are able, through this interface to communicate with their investors through an integrated messaging system

What are the costs?

Costs over the time

Invested amount: EUR 10,000	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 6 years
Total Costs	490.00 EUR	790.00 EUR	1,240.00 EUR
Impact on return (RIY) per year	4.90 %	2.63 %	2.07 %

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume you invest EUR 10,000. The figures are estimates and may change in the future.

Composition of costs

The table below shows:

- The impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- The meaning of the different cost categories.

The following costs cover all fees and expenses required to be provisioned or paid by the Issuer arising in connection with the Securities and/or required to be provisioned or paid for by the Issuer in order to preserve the existence of the Issuer, to maintain it in good standing or to comply with applicable laws, as well as operational costs, external advisory and other discretionary expenses, from the proceeds generated by the Underlying Assets.

One-off costs	Entry costs	1.40 %	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less. The impact of the costs already included in the price. This includes the costs of distribution of your product.
	Exit costs	2.00 %	The impact of the costs of your exiting investment.
Ongoing costs	Portfolio transaction costs	0.00 %	The impact of the costs of buying and selling underlying investments for the product.
	Other ongoing costs	1.50 %	The impact of the costs charged each year for managing your investments.
Incidental costs	Performance fees	0.00 %	Not Applicable.
	Carried interests	0.00 %	Not Applicable.

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

Due to the nature of the investment strategy, the suggested holding period is at least 6 years. However, the Issuer may purchase any of the Securities provided that such Securities will be redeemed and cancelled and within the limits set forth by the Luxembourg Companies Law.

How can I complain?

Investors in Blochome class B shall address any complaint about the Company or any of its related documentation should be sent to either the Service Provider or Company Secretary (see contact details below):

Service Provider:
 Blochome Operating SA
 18, rue Robert Stümper,
 L-2557 Luxembourg
 Grand Duchy of Luxembourg
 Tel +352 26 70 12 45

Company Secretary:
 BLOCHOME SV SA
 18, rue Robert Stümper
 L-2557 Luxembourg
 Grand Duchy of Luxembourg
 Tel. +352 26 70 12 45

Other relevant information

For more information, please visit the Company's website at www.blochome.com