

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: B&I Pan-Asian Total Return Real Estate Securities Fund - USD

Manufacturer: LLB Fund Services AG

The fund is a AIF launched in Liechtenstein. It is managed by LLB Fund Services AG (hereafter “we”).

LLB Fund Services AG belongs to the Liechtensteinische Landesbank Aktiengesellschaft.

ISIN: LI0029404063

Website: www.llb.li

For more information please reach out to +423 236 94 00

Finanzmarktaufsicht Liechtenstein (FMA) is responsible for supervising LLB Fund Services AG in relation to this Key Information Document.

Date (of preparation/last revision of the Key Information Document): September 11, 2023

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

I. What is this product?

Type: The fund is a AIF launched in Liechtenstein.

Term: The Fund does not have a pre-determined maturity, it is established for an indefinite period. For the recommended holding period, see section "V. How long should I hold it and can I take my money out early?". The Fund may be dissolved by resolution of LLB Fund Services AG. This is particularly the case if significant changes in the actual circumstances occur that justify dissolution. The Fund must be dissolved by operation of law if it falls below the minimum capitalisation required by law.

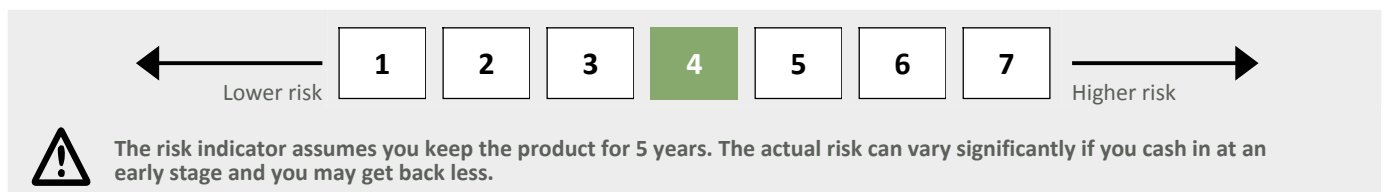
Objectives: The aim of fund management is to achieve high increases in value. In order to achieve this, the fund invests at least two thirds of its assets indirectly in real estate, after deduction of cash and cash equivalents, mainly through real estate companies domiciled or business activities in a country of pan-Asian region. The fund management is responsible for choosing the individual securities within this framework. The fund deploys derivative transactions in order to reduce possible losses resulting from price fluctuations, as well as to generate higher increases in value. The fees for the purchase and sale of securities are born by the fund. These are incurred in addition to the percentages shown below under "Costs", and may reduce the returns of the fund. Earnings shall be retained by the fund, and raise the value of the units. In principle, investors may request the management company to redeem their units on a daily basis. The management company may however suspend the redemption if extraordinary circumstances mean this appears necessary, taking account of investor interests. The fund takes ecological and social criteria into account in its investments. The fund is actively managed and does not base its investments on a benchmark.

The depositary of the fund is Liechtensteinische Landesbank Aktiengesellschaft. The Prospectus and the current annual and semi-annual reports, the current unit prices and further information on the Fund can be found free of charge in the legally-binding language according to the Prospectus at www.llb.li.

Intended retail investor: The fund is aimed at professional clients who pursue the objective of general asset accumulation / asset optimisation and have a medium-term investment horizon. This product is a fund for investors with advanced knowledge and / or experience in financial products. The investor can bear losses up to the complete loss of the capital invested and does not attach any importance to capital protection.

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

Summary Risk Indicator



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 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions are could impact the capacity of the product manufacturer to pay you. **Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

Other substantial risks: In addition, there are risks that are not included in the risk indicator. Comprehensive explanations can be found in the prospectus.

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

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 years Example Investment: USD 10,000		If you exit after 1 year	If you exit after 5 years (Recommended holding period)
Minimum	You could lose some or all of your investment.		
Stress	What you might get back after costs	USD 2,030	USD 3,920
	Average return each year	-79.7 %	-17.1 %
Unfavourable	What you might get back after costs	USD 5,990	USD 6,660
	Average return each year	-40.1 %	-7.8 %
Moderate	What you might get back after costs	USD 10,340	USD 15,410
	Average return each year	3.4 %	9.0 %
Favourable	What you might get back after costs	USD 17,110	USD 26,120
	Average return each year	71.1 %	21.2 %

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 / and includes the costs of your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you could get back under extreme market conditions. The unfavourable scenario occurred when investing in the fund between Jul 2021 - Sep 2023. The moderate scenario occurred when investing in the fund between Jan 2013 - Jan 2018. The favourable scenario occurred when investing in the fund between Mar 2009 - Mar 2014.

III. What happens if LLB Fund Services AG is unable to pay out?

The default of LLB Fund Services AG has no direct impact on your payout, since the legal regulation stipulates that in the event of insolvency of LLB Fund Services AG, the special assets are not included in the insolvency estate, but remain independent.

IV. What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

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, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return).
For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- USD 10,000 is invested

	If you exit after 1 year	If you exit after 5 years
Total costs	USD 942	USD 2,452
Annual cost impact (*)	9.6 %	4.8 % each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 13.75 % before costs and 9.00 % after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you.

These figures include the maximum distribution fee that the person selling you the product may charge (5.0 % of amount invested / USD 500).

This person will inform you of the actual distribution fee.

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.

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5.0 % of the amount you pay in when entering this investment. This is the maximum amount that you can be charged.	USD 500
Exit costs	2.0 % of your investment before it is paid out to you.	USD 200
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.7 % of the value of your investment per year. This is an estimate based on actual costs over the last year.	USD 170
Transaction costs	0.2 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	USD 20
Incidental costs taken under specific conditions		
Performance fees	The actual amount depends on how well your investment performs. The above estimate of the cumulative cost includes the average of the last five years.	USD 73

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

Recommended holding period: 5 years

This product has no minimum holding period. It is suitable for medium-term investments. You should therefore be prepared to remain invested with your investment for at least 5 years. However, you can return your investment on any Liechtenstein banking day and without penalty.

VI. How can I complain?

In the event of complaints, you can contact LLB Fund Services AG, Äulestrasse 80, 9490 Vaduz, fundservices@llb.li or online on <https://www.llb.li/de/institutionelle/fund-services/llb-fund-services-ag/anlegerinformationen/beschwerdemanagement>. Complaints about the person advising on or selling the product can be addressed to that person directly.

VII. Other relevant information

The legally required information on the past performance over the past 10 years (or a relevant shorter period) as well as monthly performance scenarios can be found on the website at: <https://quotes.llb.li/>.

Information on the Management Company's current remuneration policy is published on the internet at www.llb.li. It includes a description of the calculation methods applied to remunerations and other benefits granted to certain categories of employees as well as the identity of the person in charge of the allocation of remunerations and other benefits. If requested by the investor, the Management Company will provide the information in hard copy free of charge. This document is for information purposes only and does not constitute an offer or invitation to buy.

Representative in Switzerland: LLB Swiss Investment AG, Claridenstrasse 20, 8002 Zürich

Paying agent in Switzerland: Bank Linth LLB AG, Zürcherstrasse 3, 8730 Uznach

Investors in Switzerland may obtain the relevant documents (such as the sales information document and prospectus, articles of association or trust agreement, key investor information, as well as the annual report and, if applicable, the semi-annual report) free of charge from the representative in Switzerland. In addition, these documents, together with the current unit prices, can be downloaded free of charge from the website of the LAFV Liechtenstein Investment Fund Association www.lafv.li or at www.llb.li.