

# 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

### ESTATE ALLIANCE - LONG TERM FUND

a sub-fund of ESTATE ALLIANCE

class I ACC - LU2946214405

This product is authorised in Luxembourg.

#### Manufacturer

Name: BLI – Banque de Luxembourg Investments, member of Crédit Mutuel Alliance Fédérale.

#### Contact details:

16, boulevard Royal, L-2449 Luxembourg  
[www.conventumtps.lu](http://www.conventumtps.lu) - Call (+352) 26 26 99 1 for more information.

#### Competent Authority:

The Commission de Surveillance du Secteur Financier is responsible for supervising the manufacturer in relation to this Key Information Document.

#### Management company

BLI – Banque de Luxembourg Investments, acting under the commercial name Conventum Third Party Solutions is authorised in Luxembourg under number B 80479 and regulated by the Commission de Surveillance du Secteur Financier.

#### Date of production

02/06/2025

## What is this product?

#### Type

This product is a share in a sub-fund of the investment company with variable capital ESTATE ALLIANCE, an undertaking for collective investment in transferable securities (UCITS) under Luxembourg law.

#### Term

This sub-fund has no maturity date. However, the board of directors of the fund may decide to close the sub-fund under certain circumstances.

#### Objectives

The objective of the sub-fund is to generate return and capital appreciation in the long term by investing mainly in equity instruments.

The sub-fund mainly invests in investment funds including Exchange Traded Funds (ETF) investing in equities, bonds, money market instruments and/or liquidities. The equity exposure of the investments represents at least 50% of the sub-fund net assets. The investments are not subject to geographical, sectorial or monetary limitations.

The Investment manager's investment policy relies on a monthly Investment Committee that defines the asset allocation within the portfolio, taking into account different aspects as the stocks and bonds markets and the geopolitical and macroeconomic environment. The Portfolio is then implemented into well recognized financial instruments (as UCITS Funds, ETFs or stocks/bonds quoted on recognized markets as Euronext or the New-York Stock Exchange). Every financial instrument has been through a strict Due Diligence process (quantitative and qualitative).

The sub-fund may also invest up to 25% of its net assets in:

- Direct stocks / shares of companies or holdings quoted in a regulated market of the OECD countries, with specific focus on European and United States markets.

- Investment funds including Exchange Traded Funds (ETF) with other investment strategies, including but not limited to long-short strategies and/or real estate.

- Exchange Traded Commodities (ETC) on precious metals provided that such products do not contain embedded derivatives and do not give rise to a physical delivery of the underlying metal.

The sub-fund may in a minor sense (up to 15%) invest in regulated UCITS Funds (or ETFs), managed by well recognized companies, with a main focus on Chinese markets.

The sub-fund may, use financial derivative instruments for efficient

portfolio management and hedging purposes.

**Benchmark:** The portfolio is actively managed on a discretionary basis without reference to a benchmark.

#### Intended retail investor

This product is designed for investors who are willing to achieve income and capital growth and have a medium to long term horizon. The investor can bear losses up to the invested amount. This product is appropriate for investors with a basic to advanced knowledge and experience of the product and the markets.

#### Other information

**Depositary:** Banque de Luxembourg

**Dividend income:** This class is a capitalisation class meaning that income is reinvested.

**Conversion right:** The investor has the right to convert his investment in shares in one sub-fund for shares in the same sub-fund or in another sub-fund. The investor can obtain information about how to convert in the prospectus of the fund.

**Segregation:** The assets and liabilities of a sub-fund are segregated pursuant to the law so that the commitments and liabilities of one sub-fund do not affect the other sub-funds.

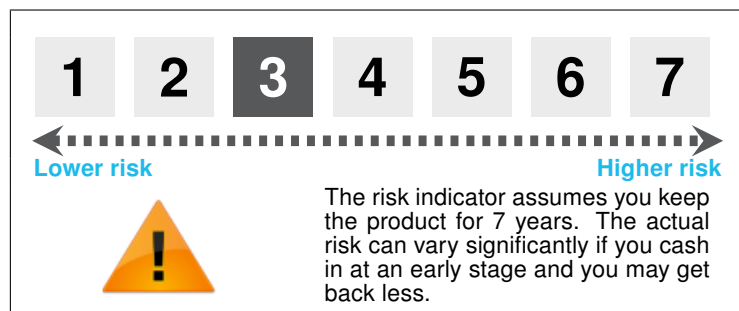
**Additional information:** Additional information about the fund, copies of its prospectus, the latest annual and semi-annual report and the latest prices of shares may be obtained free of charge from the management company or on [www.conventumtps.lu](http://www.conventumtps.lu). The prospectus and the periodic reports are prepared for the entire fund and are available in English. The management company may inform you about other languages in which these documents are available.

This sub-fund was launched in 2021 and this share class in 2024.

The currency of the share class is expressed in EUR.

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

### 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 3 out of 7, which is a medium-

low risk class.

This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact our capacity to pay you.

**Be aware of currency risk.** You may receive payments in a currency that differs from your reference 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.

The sub-fund is also exposed to the following materially relevant risks that are not included in the summary risk indicator:  
Risk of underlying funds

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

**Recommended holding period: 7 years**

**Example investment: 10,000 EUR**

		If you exit after 1 year	If you exit after 7 years (recommended holding period)
<b>Scenarios</b>			
<b>Minimum</b>	<b>There is no minimum guaranteed return. You could lose some or all of your investment.</b>		
<b>Stress</b>	<b>What you might get back after costs</b>	5,340 EUR	4,570 EUR
	Average return each year	-46.6 %	-10.6 %
<b>Unfavourable</b>	<b>What you might get back after costs</b>	8,380 EUR	10,440 EUR
	Average return each year	-16.2 %	0.6 %
<b>Moderate</b>	<b>What you might get back after costs</b>	10,870 EUR	16,910 EUR
	Average return each year	8.7 %	7.8 %
<b>Favourable</b>	<b>What you might get back after costs</b>	14,040 EUR	20,590 EUR
	Average return each year	40.4 %	10.9 %

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.

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 and of a suitable benchmark over the last 12 years. Markets could develop very differently in the future.

**Unfavourable scenario:** This type of scenario occurred for an investment between March 2024 and May 2025, by referring to a reference class.

**Moderate scenario:** This type of scenario occurred for an investment between December 2017 and December 2024, by referring to a benchmark.

**Favourable scenario:** This type of scenario occurred for an investment between April 2014 and April 2021, by referring to a benchmark and to a reference class.

The stress scenario shows what you might get back in extreme market circumstances.

## What happens if BLI – BANQUE DE LUXEMBOURG INVESTMENTS, acting under the commercial name CONVENTUM THIRD PARTY SOLUTIONS is unable to pay out?

If we are not able to pay you out what we owe you, you are not covered by any national compensation or guarantee scheme. To protect you, the assets are held with a separate company, the depositary Banque de Luxembourg. Should we default, the investments are liquidated and the proceeds are distributed to the investors. In the worst case, however, you could lose your entire investment.

## 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 period we have assumed the product performs as shown in the moderate scenario
- 10,000 EUR is invested

	If you exit after 1 year	If you exit after 7 years
<b>Total costs</b>	120 EUR	1,363 EUR
Annual cost impact (*)	1.2 %	1.2 % 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 9.0% before costs and 7.8% after costs.

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

### Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	We do not charge an entry fee for this product.	0 EUR
<b>Exit costs</b>	We do not charge an exit fee for this product.	0 EUR
<b>Ongoing costs taken each year</b>		
<b>Management fees and other administrative or operating costs</b>	1.2% of the value of your investment per year. This is an estimate based on actual costs over the last year.	119 EUR
<b>Transaction costs</b>	0.0% 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.	1 EUR
<b>Incidental costs taken under specific conditions</b>		
<b>Performance fees</b>	There is no performance fee for this product.	0 EUR

The conversion of part or all of the shares is free of charge.

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

**Recommended holding period: 7 years**

You should be prepared to stay invested for 7 years. However, you can redeem your investment without penalty at any time during this time, or hold the investment longer. Redemptions are possible on each full bank business day in Luxembourg. In exceptional circumstances, your right to request the redemption of your investment may be limited or suspended.

## How can I complain?

If you have any complaints about the product, the conduct of the manufacturer or the person that advised on or sold this product, you can use different communication channels: by e-mail to [domiciliation@conventumtps.lu](mailto:domiciliation@conventumtps.lu), by letter to 16, boulevard Royal, L-2449 Luxembourg, by phone calling the number (+352) 26 26 99 1.

In all cases, the complainant must clearly indicate his/her contact details (name, address, phone number or email address) and provide a brief explanation of the claim. More information is available on our website [www.conventumtps.lu](http://www.conventumtps.lu).

## Other relevant information

The prospectus, the latest version of the Key Information Document as well as the latest annual and semi-annual report, may be obtained free of charge on [www.conventumtps.lu](http://www.conventumtps.lu).

*Past performance and previous performance scenarios:* Historical returns are not yet available. Previously published performance scenarios, updated on a monthly basis, are available on <https://www.yourpriips.eu/site/119664/en>.