

This document contains essential information about the investment product. It is not a commercial document. This information is provided to you pursuant to a legal obligation, to help you understand what this product consists of and the potential risks, costs, gains and losses associated with it, and to help you compare it to other products.

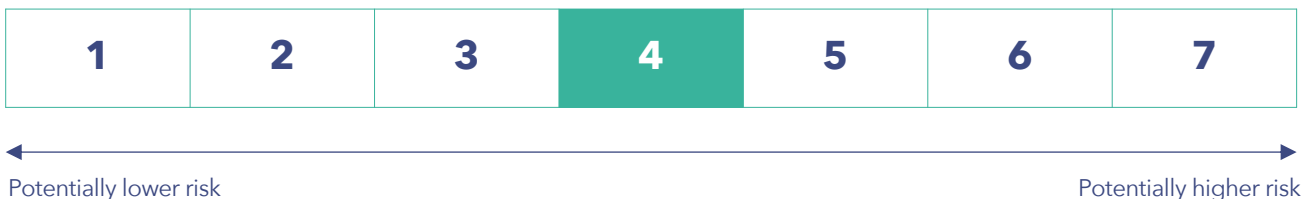
Product

| | |
|-----------------------------|------------------------|
| PRODUCT | OCITY - OCITY 1 |
| Company | OCITY |
| Product code | LU2253067537 |
| Phone number | +352 661 988 977 |
| Document valid as of | 31.10.2020 |

What does this product consist of?

| | |
|--------------------------|--|
| Type | OCITY - OCITY 1 (EUR) is a Reserved Alternative Fund. |
| Objectives | The investment objective of the Sub-Fund is to generate a return calculated per Bond from the Subscription Day of the Bond in question until the Redemption Date or the Maturity Date of such Bond, based on the Issue Price (the Preferential Interest), of 10% per annum in the form of capital growth representing the performance of the assets of the Sub-Fund, as defined below, denominated in the currency of the relevant Bond Class. |
| Investment policy | The Sub-Fund seeks to achieve capital growth in the short to medium term by capitalizing on existing investment opportunities in the real estate sectors in the Grand Duchy of Luxembourg. In particular, the Managing General Partner envisages a strategy of investing in real estate assets that are intended to become real estate development projects in the residential sector, offices, various types of real estate allowing for commercial or real estate offering opportunities for restructuring or repositioning. The Investments may be offered for sale in the rental market and the Sub-fund expects to generate income or periodic and regular profits over the long term. Consideration will be given to the sale of portfolio assets for the purpose of generating a one-off capital gain. The search criteria defined by the Managing General Partner for the so-called value-added assets are listed in the prospectus section 1.2. |
| Target audience | The Sub-Fund is designed for Professional Investors within the meaning of Directive 2014/65/EU - MiFID II and for Luxembourg well-informed investors (article 2 of the FIAR Law), whether high net worth individuals or Family Offices, who wish to participate in the performance of European asset classes, in particular real estate with defined income levels and an element of capital preservation. Investment in the Sub-Fund should be considered on a medium to long term basis. The minimum holding period is 36 months, subject to the possible extensions described in the Prospectus. The minimum investment is EUR 250.000 or its equivalent in Euro. |

What are the risks and what's the potential benefit to me?



The synthetic risk indicator makes it possible to assess the level of risk of this product compared to others. It indicates the probability of this product recording losses in the event of market movements.

We have classified this product in risk class 4 out of 7, which is a medium risk class.

Since this product does not provide protection against market fluctuations, you could lose all or part of your investment.

Performance scenarios

Investment : EUR 1.000,00

| | | 1 year | 3 years |
|-----------------------------|---|---------------|----------------|
| Stress scenario | What you might get after costs are deducted | EUR 942,87 | EUR 858,77 |
| | Average annual return | -5.71% | -4.71% |
| Worst case scenario | What you might get after costs are deducted | EUR 1.041,70 | EUR 1.180,33 |
| | Average annual return | 4.17% | 6.01% |
| Middle case scenario | What you might get after costs are deducted | EUR 1.071,86 | EUR 1.243,12 |
| | Average annual return | 7.19% | 8.10% |
| Best case scenario | What you might get after costs are deducted | EUR 1.104,93 | EUR 1.311,60 |
| | Average annual return | 10.49% | 10.39% |

This table shows how much you could get over 1 and 3 years, according to different scenarios, assuming you invest EUR 1.000,00.

The different scenarios show how your investment could behave. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on past data on changes in the value of this investment. They are not an exact indicator.

What you will get will depend on the performance of the Fund's investments, how the market as a whole performs, and how long you hold the investment or product.

The stress scenario shows what you might get in extreme market situations and does not take into account the possibility that the fund may not be able to pay out the invested capital.

All scenarios have been calculated on the basis of the observed returns of the historical series of the Luxembourg residential real estate index and do not represent the results of the fund itself.

What happens if OCITY is unable to make the payments?

The Fund is managed by Fuchs Asset Management S.A. (the AIFM) which is under the control of the CSSF. In addition, investors are able to close their investment after the expiry of a minimum holding period of 12 months.



What is this investment going to cost me?

Costs over time

The table below shows the evolution of costs over time which includes one-time, recurring and incidental costs.

The amounts shown here are the cumulative costs of the product plus the costs of the underlying investment options, for three different holding periods. They include potential early exit costs. The figures presented assume that you invest EUR 1.000,00. These figures are estimates and may change in the future.

| Investment : EUR 1.000,00 | If you leave after 1 year | If you leave after 3 years |
|---|---------------------------|----------------------------|
| Total costs | EUR 110 | EUR 150 |
| Return impact (return reduction) per year | 11.00% | 5.00% |

Composition of costs

Commissions and fees are detailed in Article 9 of the prospectus.

The table below shows : (i) the annual impact of the different types of costs on the return you could earn on your investment at the end of the recommended investment period; (ii) the meaning of the different cost categories.

| | | | |
|-------------------------|--------------------------------|---------------------|--|
| One-off costs | Subscription costs | From 0.00% to 4.00% | The impact of the costs you pay at the time of subscription. This is the maximum amount you will pay; you may pay less. This includes the cost of distributing your product. |
| | Exit costs | From 0.00% to 5.00% | The impact of costs incurred when you exit your investment at maturity. |
| Recurring costs | Portfolio transaction costs | Maximum of 0.00% | The impact of costs incurred when we purchase or sell investments underlying the product. |
| | Other recurring costs | 2.00% | The impact of the costs we charge each year to manage your contract and investments. |
| Incidental costs | Commissions related to results | 0.00% | The impact of commissions related to results. We take this commission from your investment if the product outperforms its benchmark. |
| | Profit-sharing commissions | 0.00% | The impact of profit-sharing commissions. We charge this amount when the performance of the investment exceeds the reference level. |

How long should I keep it, and can I withdraw money early?

Given the investment strategy, the holding period is 3 years.

However, investors will be able to close their investment at each redemption period, after 12 months.

How do I make a request for a claim?

Investors in OCITY - OCITY 1 can address their justified claims either to the AIFM or to the Company's Secretary's Office (see contact details below):

AIFM

Fuchs Asset Management S.A.
49, Boulevard Prince Henri, L-1724, Luxembourg
Grand-Duchy of Luxembourg
contact@fuchsgroup.com

Company's Secretary's Office

OCITY
25C Boulevard Royal, L-2449, Luxembourg
Grand-Duchy of Luxembourg
admin@ocity.lu

For more information, please visit our website mimcocapital.com.

Without prejudice to ad hoc review, this Key Information Document is updated at least every 12 months.

