

**LEGACY ASSET MANAGEMENT**  
**Key Information Document (KID) for the Asset Management Product**

**Purpose:** This document provides key information about this investment product. It is not marketing material. Its purpose is 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 :** Asset Management Contract

**Issuer :** CGPH SAS

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**Date of Document :** 04/11/2024

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**What is this product?**

**Type :** This is an asset management service that invests in a diversified portfolio, including real estate-backed non-performing loans (NPLs), real estate properties, and luxury assets such as artwork and collectibles.

**Objectives:** The objective is to provide a fixed annual return to the investor, with the potential for additional returns if overall performance exceeds certain limits. Diversification across NPLs, real estate, and luxury assets helps mitigate overall risk, as each asset class reacts differently to market dynamics, thereby stabilizing overall returns. The ideal investor is someone seeking a combination of stable income and potential growth through diversification across various asset classes.

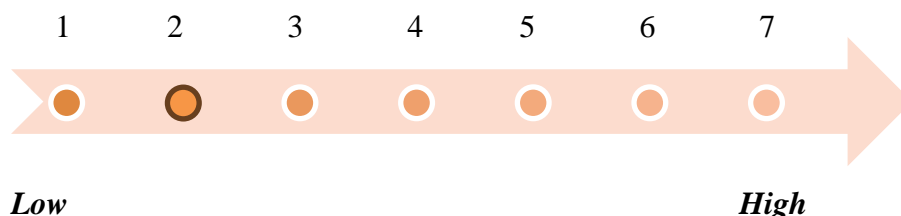
**Intended Retail Investor:** This product is intended for retail investors who understand the risks of investing in NPLs, real estate, and art and are willing to commit their funds for a medium- to long-term horizon (1, 3, 5, or 7 years).

**Term:** The minimum investment term is 1 year. The client can select the contract duration of 1, 3, 5, or 7 years, with specific conditions for early termination.

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

**Risk Indicator :**



The risk of this product is considered low, as the NPLs purchased are always secured by real estate, and any asset—whether NPLs, real estate, or art—is acquired at a minimum discount of

30% off the average market value. This approach aims to reduce the risk of loss in the event of negative market variations, providing a protective margin that enhances portfolio resilience in times of crisis.

The risk indicator assumes that you hold the product for the recommended minimum holding period of 1 year. The actual risk can vary significantly if you cash out early, and you may receive less than you invested.

### Performance Scenarios:

- **Stress Scenario:** If market conditions are highly unfavorable, you could lose part or all of your invested capital. However, the fact that assets are purchased at a minimum 30% discount to their market value provides a certain margin of safety and acts as a hedge against defaults.
- **Unfavorable Scenario:** If the assets underperform, you will receive only the fixed annual return, which may not cover inflation or opportunity costs. However, even under challenging market conditions, our approach aims to ensure capital preservation with a fixed return.
- **Moderate Scenario:** You will receive the fixed annual return as agreed.
- **Favorable Scenario:** If performance exceeds 35%, the extra returns will be split 50/50 between you and the asset manager, demonstrating our commitment to sharing success with the client for a win-win outcome.

### What are the costs?

#### Costs over Time :

The table below shows the costs involved if you invest 100.000,00 euro in this product:

Holding Period	1 Year	3 Years	5 Years	7 Years
<b>Total Costs</b>	€0	€0	€0	€0

#### Cost Breakdown :

- **One-off Costs :** There are no one-off costs for entering or exiting the investment, which differentiates our approach from other asset management services that often impose initial fees.
- **Ongoing Costs :** There are no recurring management fees. The client is guaranteed a fixed annual return, and the asset manager retains the additional profits generated up to the agreed thresholds beyond this return, up to 35%, as stipulated in the contract.
- **Performance Costs :** If returns exceed 35%, 50% of the extra return is shared with the asset manager.

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

**Recommended Holding Period:** The recommended minimum holding period is 1 year. You can select longer durations (3, 5, or 7 years) based on your investment objectives.

**Conditions for Early Exit:** Early exit is allowed after 1 year with a 60-day notice period. Early termination penalties are necessary to protect the stability of the fund and ensure effective asset management. The penalties are as follows:

- 3-year contract: 2% of assets under management.
  - 5-year contract: 3% of assets under management.
  - 7-year contract: 4% of assets under management.
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## **How can I complain?**

If you have a complaint about the product, the conduct of the manufacturer, or the person advising or selling the product, you can submit your complaint by contacting [complaints@cgph.info](mailto:complaints@cgph.info)

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**Other Relevant Information:** More detailed information about the product, including the full contract and performance updates, can be accessed through our website at [www.cgphbanquedaffaires.com](http://www.cgphbanquedaffaires.com)