

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

HAMILTON LANE PRIVATE MARKETS ACCESS ELTIF - Class A1

ISIN: LU3008566245

Manufacturer:

Name: Fundrock LIS S.A (Alternative Investment Fund Manager, "AIFM")
Contact Details: 5, Heienhaff, L-1736 Senningerberg, Luxembourg. Call +352 26 34 56-1 for more information.
Website: www.fundrock-lis.com
Competent authority: CSSF (Commission de Surveillance du Secteur Financier) is responsible for supervising Fundrock LIS S.A (the Alternative Investment Fund Manager, "AIFM") in relation to this Key Information Document. HAMILTON LANE PRIVATE MARKETS ACCESS ELTIF is authorised in Luxembourg and regulated by CSSF (Commission de Surveillance du Secteur Financier).

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

WHAT IS THIS PRODUCT?

Type : The Fund qualifies as an undertaking for collective investment fund under Part II of the 2010 Law and is organized as a standalone investment company with variable share capital (société d'investissement à capital variable sans compartiment). The Fund is established as a European long-term investment fund pursuant to the ELTIF Regulation. The Fund is a Luxembourg public limited liability company (société anonyme) and is governed by its Articles which will be published in the Recueil Electronique des Sociétés et Associations (RESA), the official journal of Luxembourg, making the Articles a publicly-available document. The Fund has been authorized as an ELTIF-Part II UCI by the CSSF and qualifies as an AIF within the meaning of the AIFM Law.

Term : The Fund is incorporated in Luxembourg for a period of ninety-nine (99) years as of the date of its incorporation unless dissolved sooner in accordance with the Articles and Luxembourg law.

Objectives : The Fund qualifies as an ELTIF in accordance with the ELTIF Regulation and intends to be invested in long-term assets. Long-term assets are typically assets that are of an illiquid nature, require patient capital based on contributions made for a considerable period of time, often provide late return on investment and generally have an economic profile of a long-term nature.

The Fund's investment objective is to seek to achieve capital appreciation through a tactically constructed portfolio to provide diversified multi-asset private markets exposure. The Fund may invest in all asset classes, including but not limited to, in particular private equity, infrastructure and real estate (including loan origination or acquisition in respect of such asset classes). The Fund intends to invest on a global basis across developed and emerging countries, with an emphasis on Western Europe as well as exposure to North America and to a lesser extent, the rest of the world.

The Fund will seek to build a diversified portfolio over time concentrating on two main strategies:

(i) Direct Investments. Equity, quasi-equity and debt investments issued by Qualifying Portfolio Undertakings or Real Assets, that are made directly (including through holding companies), through joint ventures or other direct investments, generally alongside others.

(ii) Secondary Investments. Investments in portfolio funds, holding vehicles, other investment vehicles or other single-asset investments in private markets that are eligible pursuant to the ELTIF Rules, including Real Assets, generally on a secondary basis from existing investors or involving a recapitalization of an equity interest in an existing joint venture and other investments.

The Fund will invest a significant portion of its assets in highly illiquid investments. The Fund does not expect to be able to transfer its investments in, or to withdraw from, the investments. In addition, the investments of the Fund generally will be investments for which no liquid market exists, and the Fund may be required to hold such investments until maturity or otherwise be restricted from disposing of such investments.

The Fund promotes environmental and social characteristics and is categorized as Article 8 under Regulation (EU) 2019/2088 of the European Parliament and of the Council of November 27, 2019 on sustainability-related disclosures in the financial services sector, as amended ("SFDR").

Intended retail investor : Shares of the Fund are reserved to investors who have an investment horizon of at least 10 years and financial ability and willingness to adequately assess an investment into the fund and accept the risk characteristics of the investments.

Depository: Brown Brothers Harriman (Luxembourg) S.C.A.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk indicator



Lower risk

Higher risk

The risk indicator assumes you keep the Product for 10 years.

You may not be able to sell your participations easily or you may be forced to sell at a price that significantly affects on how much you get back.



We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact our capacity to pay you.

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.

In this classification, lack of liquidity, potential lack of diversification, valuation methodology risks and sustainability risk have no direct impact, but may still be relevant.

This product does not include any protection from future market performance so you could lose some or all of your investment. If not able to pay you what is owed, you could lose your entire 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 based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period: 10 years Example investment: 10,000 EUR				
Scenarios		If you exit after 1 year	If you exit after 5 years	If you exit after 10 years (RHP)
Unfavourable	What you might get back after costs	10,156 EUR	13,701 EUR	22,197 EUR
	Average return each year	1.56%	6.50%	8.30%
Moderate	What you might get back after costs	11,282 EUR	16,775 EUR	28,910 EUR
	Average return each year	12.82%	10.90%	11.20%
Favourable	What you might get back after costs	12,217 EUR	20,201 EUR	32,473 EUR
	Average return each year	22.17%	15.10%	12.50%

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 HAPPENS IF FUNDROCK LIS S.A (ALTERNATIVE INVESTMENT FUND MANAGER, "AIFM") IS UNABLE TO PAY OUT ?

The AIFM is responsible for the administration and management of the Fund, and does not typically hold assets of the Fund (assets that can be held by a depositary are, in line with applicable regulations, held with a depositary in its custody network). The AIFM, as the PRIIPs manufacturer, has no obligation to pay out since the product design does not contemplate any such payment being made. However, investors may suffer loss if the Fund or the depositary is unable to pay out. There is no compensation or guarantee scheme in place which may offset, all or any, of this loss.

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.

Cost over time

The tables below 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 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
- 10,000 EUR is invested

Example investment: 10,000 EUR	If you exit after 1 year	If you exit after 5 years	If you exit after 10 years (RHP)
Total costs	270 EUR	2,391 EUR	8,830 EUR
Annual cost impact(*)	2.70%	3.00%	3.00%

*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 14.20% before costs and 11.20% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee for this Product.	0 EUR
Exit costs	We do not charge an exit fee for this Product.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	2.63% of the value of your investment per year. This is an estimate based on projected costs.	263 EUR
Transaction costs	0.00% 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.	0 EUR
Incidental costs taken under specific conditions		
Performance fees and carried interest	The carried interest shareholder shall be entitled to receive additional proceeds equal to a percentage of the excess, if any, of (i) the net profits of the Fund for the relevant calendar quarter end over (ii) the calendar quarter end balance, if any, of the Loss Recovery Account (as defined in the Private Placement Memorandum). For further details, please refer to the Private Placement Memorandum.	0 EUR

This illustrates costs in relation to the notional value of the PRIIP.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

The recommended minimum holding period: 10 years.

The Fund is incorporated in Luxembourg for a period of ninety-nine (99) years as of the date of its incorporation unless dissolved sooner in accordance with the Articles and Luxembourg law. Redemption and conversion orders should be made by e-mail, in writing, or any other method deemed appropriate by the Registrar and Transfer Agent. Redemptions and conversions requests should be received at least one (1) month prior to the Valuation Date of the last month of the relevant quarter (or, if such day is not a Business Day, the following Business Day).

HOW CAN I COMPLAIN?

Complaints about the behaviour of the person who advised you on the product or sold it to you, should be addressed directly to that person. Complaints about the Product or the behaviour of the manufacturer of this Product should be directed to the following address:

Postal Address: Fundrock LIS S.A., 5, Heienhaff, L-1736 Senningerberg, Luxemburg

E-mail: complaintsLIS@fundrock-lis.com

Website: <https://www.fundrock-lis.com/media/ityh1amd/fundrock-lis-complaint-handling-procedure.pdf>

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.

OTHER RELEVANT INFORMATION

Additional Information: You may request copies of the latest private placement memorandum, annual report, semi-annual report (all available in English prepared at Fund level), and the latest Net Asset Value per Share, are available free of charge at the registered office of the Management Company, Fundrock LIS S.A., 5, Heienhaff, L-1736 Senningerberg, Luxemburg.

Past Performance: The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU rules. Note that the performance scenarios calculated above are the best estimate of the expected values at the end of the recommended holding period. Therefore, your investment may be at risk and you may not get back the returns illustrated. Investors should not base their investment decisions solely upon the scenarios shown.