

## 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

### K/S Capito Domus Credit I

**PRIIP Manufacturer: Capito Capital Management A/S**, [www.capitocapital.dk](http://www.capitocapital.dk). Call +45 32269050 for more information.

This product is an Alternative Investment Fund (AIF) managed by Capito Capital Management A/S, a registered manager of alternative investment funds (AIFM) with the Danish Financial Supervisory Authority with FTID number 23373, but is not subject to the Danish Financial Supervisory Authority's ongoing supervision. The Danish Financial Supervisory Authority is responsible for the supervision of Capito Capital Management A/S in connection with this key information document. KID production date 2025-11-11.

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

## What is this product?

### Type

K/S Capito Domus Credit I ("the Fund") is established as a limited partnership under Danish law. The general partner is "CCGP3 ApS".

Capito Capital Management A/S (the Manager) is owned by Stefan Norrsell Invest AB and Ramlösa Shipping AB, which provides investment and other advice to the Manager.

The fund is a closed-ended fund under the AIFM Regulation, and is registered with the Danish Financial Supervisory Authority under FTID number 15160, as an alternative investment fund managed by Capito Capital Management A/S. The fund's objective is to invest in an underlying fund that invests in a portfolio of loans secured by real estate.

Direct redemption of units from the Fund is not possible before the Fund's maturity. Units may be attempted to be sold on a secondary market, but the Fund is not obligated to facilitate such a sale and a buyer or a fair price cannot be guaranteed.

### Term

The Fund has a fixed term of 5 years with the possibility of extension for two consecutive 12-month periods. The Fund may be liquidated early if a qualified majority of the investors, as defined in the company's articles of association, requests the Manager to do so, or if the Manager so decides.

### Objectives

The fund's objective is to provide a stable, ongoing return by investing in an underlying fund that invests in a portfolio of loans secured by real estate. The main factors of return are the interest income from these loans.

**Underlying assets** : The underlying fund invests primarily in loans (mortgage deeds) with first priority mortgage on freehold properties (villas, holiday homes) and commercial properties in Denmark, Spain and France. The loans typically have a maturity of 6-60 months and an average maturity of approximately 12 months.

**Investment strategy** : The underlying fund focuses on lending with a conservative risk profile. Loans are typically made to special

purpose vehicles (SPVs) and have a loan-to-value (LTV) ratio of (typically) a maximum of 60%. The underlying fund may apply leverage of up to 2x on the underlying loans to optimize returns.

**Return determination** : The Fund's income is received from the underlying fund and distributed to investors. Distributions are based on realized interest income that the Fund receives via the underlying fund from borrowers and other liquid payments, so that investors receive ongoing returns without having to wait for the investments to mature. These income, after deduction of costs, form the basis for the quarterly distributions to investors. If loans are repaid early, released capital is quickly reinvested in new projects (mortgage deeds) to maintain a high level of return and efficient use of capital.

The underlying fund is 'Maigaard & Molbech Real Estate Credit HoldCo ApS', and the Fund thus invests as a Fund of Funds. Any future investments in other underlying funds will be selected based on their ability to meet the Fund's investment strategy, risk profile and return objectives.

The Fund is actively managed, which means that the manager makes discretionary choices about the investments to achieve the Fund's objectives. The Fund is not managed according to a benchmark. The Fund's currency is DKK.

### Intended retail investor

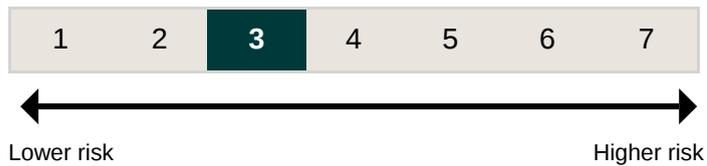
The minimum investment is DKK 1,000,000.00.

The fund is offered to "professional and semi-professional investors", which means investors who meet the conditions in Section 5(5)(2) of the AIFM Act. The fund is not and will not be offered to other investors. The product is suitable for customers with some financial knowledge and experience, who can remain invested in the product for a minimum of 5-7 years, and who can tolerate losses on their entire investment.

**Additional Information** : Prospectus, articles of association, latest valuations (NAV) and latest annual report can be requested free of charge in Danish by contacting the Manager.

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

### Risk Indicator



 The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You cannot cash in early.

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.

This classification primarily reflects market risk. However, it does not fully take into account the credit risk that arises further through higher leverage if the underlying borrowers in the Fund's portfolio cannot repay their loans. As the Fund's return depends on these repayments, this constitutes a significant risk. It also does not take into account the fact that you may lose money if the Fund cannot pay out.

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

### Performance Scenarios

The figures shown include all the costs of the product itself, 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.

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 scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future. The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period: 5 years Example Investment: DKK 100,000		If you exit after 5 years
<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>	<b>DKK 99,970</b>
	Average return each year	0%
<b>Unfavourable</b>	<b>What you might get back after costs</b>	<b>DKK 150,147</b>
	Average return each year	8%
<b>Moderate</b>	<b>What you might get back after costs</b>	<b>DKK 174,483</b>
	Average return each year	12%
<b>Favourable</b>	<b>What you might get back after costs</b>	<b>DKK 174,807</b>
	Average return each year	12%

The performance scenarios are calculated using simulations according to the PRIIPs Category 3 methodology. The calculations are based, among other things, on historical market data for a publicly available short-term interest rate. The simulation model

takes into account the leverage of underlying funds and costs that affect the return. Fewer investment projects or a leverage of less than 2x (overall) will reduce the return.

This product cannot be cashed in.

## What happens if PRIIP Manufacturer: Capito Capital Management A/S is unable to pay out?

Your investment is made directly in the Fund. The Manager is a financially and legally separate entity from the Fund, and in the event of illiquidity at the Manager, there will be no financial loss for investors.

Investment in the Fund is not covered by any investor compensation or investor guarantee schemes. You may potentially lose all or part of your investment and are liable only to the extent of your investment in the Fund.

## What are the costs?

### 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 (where applicable). 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. DKK 100,000 is invested.

	If you exit after 5 years
<b>Total costs</b>	DKK 25,782
<b>Annual cost impact (*)</b>	3.12% 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 14.90% before costs and 11.78% after costs.

### Composition of Costs

The performance fee is calculated based on the return in the simulated moderate scenario for the next 5 years. The performance fee is the Manager's share of profits, subject to the Fund exceeding an annual return limit of 8% and specified as 10% of the annual return. In scenarios where the annual return is 8% or lower, the performance fee will be 0%. As the Fund is a Fund-of-funds, the costs of the underlying fund are included in the simulated annual returns: These amounts are fully included in the expected performance scenarios above, as well as the cost tables in this document, including Carried interest and ongoing costs. The stated ongoing costs of 1.95% cover the ongoing costs of both the Fund and the underlying fund.

One-off costs upon entry or exit		If you exit after 5 years
Entry costs	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less. This includes the costs of distribution of your product.	5.00%
Exit costs	The impact of the costs of exiting your investment when it matures.	0.00%
Ongoing costs		
Management fees and other administrative or operating costs	The expense ratio is in relation to your investment commitment and not in relation to the ongoing capital value of the Fund.	1.95%
Transaction costs	The impact of the costs of us buying and selling underlying investments for the product.	0.00%
Incidental costs taken under specific conditions		
Performance fees	The stated expense of 2.27% is a simulated estimate of performance fees in the Fund.	2.27%
Carried interests	Carried interest in the underlying fund is included in the performance fee.	0.00%

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

#### Recommended holding period: 5 years

The minimum investment period is 5 years as the product is illiquid and structured to achieve its objectives over this horizon. Direct redemption of units from the Fund is not possible. You may attempt to sell your units to another investor on a secondary market, but there is no guarantee that this will be possible and a sale may result in significant costs or a loss in relation to the calculated value. The Fund has the option of extending the 5-year investment period for up to a further 2 years.

### How can I complain?

If you wish to complain about the Fund, the Manager, the Advisor or the General Partner, you can submit your complaint via e-mail to [info@capitocapital.dk](mailto:info@capitocapital.dk) or by letter to the Manager:

Capito Capital Management A/S  
Amaliegade 45, 2  
1256 Copenhagen K.

### Other relevant information

Further Information: Prospectus, memorandum, articles of association, latest valuations (NAV) and latest annual report can be requested free of charge in Danish by contacting Capito Capital Management A/S at Amaliegade 45, 2. DK-1256 Copenhagen K. You can contact us by telephone: +45 3226 9050. Latest NAV and further information can also be found on our website: [www.capitocapital.dk](http://www.capitocapital.dk).