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

Name:	ITALY DISTRESSED FUND S.C.A. SICAV-RAIF - SUB-FUND 1 Class C
Identifier:	LU2948774521
Manufacturer:	Adepa Asset Management S.A.
Contact Details:	www.adepa.com
Telephone:	Call for more information +352 26 89 80 - 1
Competent authority:	Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising Adepa Asset Management S.A. in relation to this Key Information Document.
KID Date:	5 November 2025

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

What is this product?

Type
The Sub-fund is part of Italy Distressed Fund S.C.A. SICAV-RAIF. The Fund is organised in and under the laws of the Grand-Duchy of Luxembourg as an investment fund.This Fund is authorised and supervised in Luxembourg by the CSSF. The Depositary is Quintet Private Bank (Europe) S.A.

Term
The investment horizon is medium term and should be at least 5 years.

Objectives
The objective of the Sub-Fund is to achieve a return for the holders of its Shares, by investing, with a medium-term horizon, (i) mainly in Asset Backed Securities and, (ii) on a residual and ancillary basis, in private debt securities or instruments as further outlined below.
The Sub-Fund will invest in ABS issued exclusively by Italian securitization vehicles established pursuant to Article 3 of the Italian Securitization Law (SPVs) in the context of the securitization of the following categories of assets held exclusively vis-à-vis Italian borrowers / debtors: (i) non-performing loans originated by banks and/or financial intermediaries and/or corporate companies; (ii) receivables arising from insolvency proceedings; (iii) non-performing receivables of utilities companies or other corporate companies due to unpaid bills; and (iv) any receivable included in paragraphs from (i) to (iii) sold by any SPVs.
As an ancillary investment to the assets under (i) to (iv) above, the Sub-Fund may also invest in ABS issued by SPVs carrying out real estate securitisations pursuant to Article 7.2 of the Italian Securitization Law.
The investment in the ABS shall have an average duration of 3.5 (three and a half) years.

The Securities in which the Sub-Fund intends to invest: (a) can be selected without rating constraints and will under normal circumstances be unrated; (b) will under normal circumstances not be listed in a regulated market and will mainly be privately placed; (c) will not be subject to geographical restrictions, although the Sub-Fund will mainly invest in Europe with a focus primarily on Italy.

Overall, the Sub-Fund's investment strategy aims to achieve the best possible yield while ensuring immediate liquidity of the investments, leveraging liquid and quoted government securities, and maintaining a balanced approach to risk and return.

Intended retail investor
Class C Shares may be subscribed and subsequently purchased or otherwise held exclusively by the managers, directors, officers, employees and executives of the Investment Manager, provided that they qualify as Eligible Investors.

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

Risk Indicator:

1	2	3	4	5	**6**	7

Lower risk — Higher risk

The risk indicator assumes you keep the product for 5 years.

You may not be able to sell end your product easily or you may have to sell end at a price that significantly impacts on how much you get back.

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 the fund is not able to pay you.

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.

Other risks: Credit risk, Liquidity risk, Counterparty risk, Operational risk, Derivatives risk, Currency risk, Event Risk.

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

Performance-Scenarios:

Recommended holding period: 5 years Example Investment: 10,000 EUR		If you exit after 1 year	If you exit after 5 years
Stress scenario	**What you might get back after costs**	0 EUR	0 EUR
	Average return each year	-100.0 %	-100.0 %
Unfavourable scenario	**What you might get back after costs**	14,180 EUR	100,360 EUR
	Average return each year	41.8 %	58.6 %
Moderate scenario	**What you might get back after costs**	17,370 EUR	157,380 EUR
	Average return each year	73.7 %	73.6 %
Favourable scenario	**What you might get back after costs**	21,220 EUR	246,270 EUR
	Average return each year	112.2 %	89.8 %
Worst case scenario	**You could lose some or all of your investment**		

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 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.
The scenarios shown illustrate how your investment could perform. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator.

What happens if Adepa Asset Management S.A. is unable to pay out?

The investments of the fund are held separately from the assets of Adepa Asset Management S.A. as fund management company and from the corresponding custodian bank. Thus, you will not lose your investment in the event of a possible insolvency of Adepa Asset Management S.A.

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 periods we have assumed the product performs as shown in the moderate scenario.
- Investment: 10,000 EUR

Costs over Time	If you exit after 1 year	If you exit after 5 years
Total costs	253 EUR	11,808 EUR
Annual cost impact (*)	2.6 %	2.6 %

(*) 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 76.1 % before costs and 73.6 % after costs.

Composition of Costs

The table below shows the impact if you exit after 1 year.

One-off costs upon entry or exit		
Entry costs	We do not charge an entry fee.	0 EUR
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 EUR
Ongoing costs (taken each year)		
Management fees and other administrative or operating costs	2.1 % of the value of your investment per year.	210 EUR
Transaction costs	0.4 % 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.	43 EUR
Incidental costs taken under specific conditions		
Performance fees	The performance fee is calculated in respect of each performance period, which is a calendar year starting on 1 Jan and ending on 31 Dec of each year. Performance fee 10% The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last 5 years.	0 EUR

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

Recommended holding period: 5 years

This fund has no minimum holding period, but has been created for long term investment. You should therefore be prepared to remain invested with your investment for at least 5 years. Shares cannot be redeemed at the request of Investors, please refer to the offering document for more information.

How can I complain?

If you wish to make a complaint about this fund or about the person who sold you this fund or advised you about this fund, you can do so as follows:
By phone: you can make your complaint on the phone number +352 26 89 80 - 1.
E-mail or by mail: You can make your complaint via e-mail to infocenter@adepa.com or by mail to Adepa Asset Management S.A., 6A rue Gabriel Lippmann, L-5365 Munsbach.
Website: You may address your complaint to us on our website "www.adepa.com" in the "Contact" section.

Other relevant information

There is not yet sufficient data to provide investors with useful information on past performance.

The monthly calculations of previous performance scenarios can be found under https://www.adepa.com/priip-files/LU2948774521_scenario_export.csv