

# 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

*The product (PRIIP):* LAUNCHub Fund III Coöperatief U.A., a cooperative with excluded liability (*coöperatie met uitgesloten aansprakelijkheid*) incorporated pursuant to Dutch law, is an alternative investment fund (*alternatieve beleggingsinstelling*) (“**Fund**”).

*The PRIIP manufacturer:* LAUNCHub Fund III Management B.V. is the manager of the Fund (“**Fund Manager**”). The website of the Fund is already operational (<https://launchub.com/>). In order to obtain (more) information on the Fund and/or the Fund Manager, by means of telephone, please call: +359 896731317, or send an e-mail to: irina@launchub.com. The Fund Manager is registered as an exempted manager (*uitgezonderde beheerder*) with the Authority for Financial Markets (*Autoriteit Financiële Markten*) (“**AFM**”) in the Netherlands. The Fund Manager does not require, nor voluntarily chooses to obtain a license from the AFM to perform its activities. The Fund and the Fund Manager report to, but are not subject to licensing supervision exercised by the AFM or the Dutch Central Bank (*De Nederlandsche Bank*). This version of the KID is produced on 15 December 2025 and will be updated, when relevant, from time to time.

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

## What is this product?

**Type of product:** The Fund is an alternative investment fund (*alternatieve beleggingsinstelling*).

**Term of the Fund:** The Fund will be dissolved 10 (ten) years after First Closing (the “**Term**”), subject to extension of the Term by 2 (two) consecutive 1 (one) year periods, or as decided by the General Assembly. The Fund will be dissolved following the disposition of all of its investments, in case of bankruptcy, in case of expiration of the Term, or if the members of the Fund decide as such with special consent (75%). The Fund cannot be terminated by the Fund Manager unilaterally.

**Investment objective and restrictions:** The Fund shall invest in start-ups and early growth companies focusing on digital technologies, software, AI/ML, combination of software and hardware, e-commerce, blockchain technologies and emerging technologies or otherwise target technological, organisational or social innovation. The Fund' targets to invest 70% of the Total Commitments in its core geographical region, consisting of countries of Southeast Europe (including notably Bulgaria, Romania, Slovenia, Serbia, Greece, Croatia, North Macedonia), and Hungary. The Fund targets to invest no more than 30% of the Total Commitments in its extended region consisting primarily of countries from the broader Central Europe region and the Baltics. At least two thirds (2/3) of the capital drawn down for investment purposes shall be invested in Portfolio Companies based or active in the Member States of the EU, candidate and potential candidate countries, or European Free Trade Association countries. A minimum of EUR 15m must be invested in companies having Bulgaria as country of significant operations, or receiving investments to establish presence in Bulgaria, and a minimum of EUR 15m must be invested in companies having Romania as country of significant operations, or receiving investments to establish presence in Romania. The Fund shall not invest in prohibited, excluded and restricted sectors, as per the definition of the European Investment Fund. The Fund will not borrow money or guarantee obligations, provided that it may solely, in relation to its own obligations, incur short-term debt of not more than the lesser of (i) 15% of the TC, and (ii) the Undrawn Commitments, each determined at the time of the borrowing. Any lending by the Fund shall only be made for making equity investments and shall be limited to 10% of TC. The distributions by the Fund to investors is dependent on the current cash income from dividends and the realization of investments in portfolio companies or company assets, after retention of amounts such as reserves for future expenses, permitted reinvestments and tax withholdings. **Targeted investor base:** The membership interests in the Fund (the “**Interests**”) are discussed with professional and non-professional investors that seek venture capital exposure and have the relevant knowledge and experience accompanying such investments. The Interests are discussed with less than 150 persons, each for a minimum commitment of EUR 100 000.

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

**Summary Risk Indicator:** The risk indicator is a guide to the level of risk of this product compared to other products. It shows you 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 classified the Fund to be 6 out of 7, which is the second highest risk class:

1	2	3	4	5	6	7
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← Lower risk Higher risk →



The second highest risk class as applicable to an investment in the Fund, 6 out of 7, 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 out. No protection against future market performance is put in place so you may lose your investment in the Fund. If you desire to exit but (i) receive no offer, neither from another member, nor a third party or (ii) do not obtain the consent of the Fund Manager, the Fund shall, at your request, redeem the Interest, provided that you pay a penalty to the Fund in the amount of 75% of your capital contributions and you will have no right to receive redemption proceeds immediately, but a share in the disposition proceeds in accordance with the membership agreement, which proceeds will be capped at 25% of your capital contributions. You will not share in the preferred return on the investments you participated in. The risk indicator assumes you keep the product for ten (10) years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back. If we are not able to pay you out what is owed, you could lose your entire investment.

The performance of the Fund depends on the amount of distributable proceeds from sale of investments and the current cash income from dividends from portfolio companies, after retention of tax and related expenses (where relevant). These distribution proceeds are unpredictable. Since there is no guarantee for the future performance, the risk and returns of the investment varies based on the underlying portfolio investments.

### Performance Scenarios

The below performance scenarios show the money an investor might get back per Interest over a certain term, under different scenarios, assuming that an investor subscribes for **an investment of EUR 10,000**. The performance scenarios illustrate how an investor's investment could perform. An investor can compare these with the scenarios of other products. 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 an investor gets will vary depending on how the markets perform, when and at what price an investor enters the Fund, and how long an investor keeps the investment in the Fund. This product cannot be easily cashed in, which means that it is difficult to estimate how much you will get back if you cash in early. You may have to pay a 75%-exit penalty which results in losses. The figures shown include all the costs of the Fund itself, but may not include all costs paid by an investor to its advisor or distributor (if applicable). The figures do not take into account an investor's personal tax situation, which may also affect the amount received. The tax law of your home country may impact the actual payout by the Fund.

*Without prejudice to the provisions of the Membership Agreement, reference is made to the below-mentioned assumptions taken into account by the Fund Manager when preparing the outcome of the various performance scenarios*

Investment EUR 10,000		1 year	5 years	10 years
Scenarios				(Recommended holding period)
<b>Unfavourable scenario</b>	<b>What you might get back after costs</b>	€0	€2 500*	€2 500*
	Average return each year	-100%	-24%	-13%
<b>Moderate scenario</b>	<b>What you might get back after costs</b>	€2 500*	€8 855 <sup>^</sup>	€27 396
	Average return each year	-75%	-2%	11%
<b>Favourable scenario</b>	<b>What you might get back after costs</b>	€9 739 <sup>^</sup>	€13 970	€42 400
	Average return each year	-3%	7%	16%

\* Assumes your Interest is redeemed by the Fund at 75% penalty

^ Assumes you sell your Interest to a Third party at cost minus incurred expenses

**What happens if the Fund Manager is unable to pay out?** An investor may face a financial loss due to the default of the Fund Manager to pay distributions to the investors. Neither the Fund, nor the Fund Manager has any guarantee scheme or other similar scheme in place to cover or compensate such loss.

### What are the costs?

Other than setup expenses and operational expenses, the Fund pays a management fee (MF) and Carried Interest. The MF is fixed and payable semi-annually in advance. It is calculated as: (i) during the investment period, 2% of TC per annum and (ii) after the investment period until the end of the term of the Fund, reducing by 0.2% per annum, until the total MF is capped at 16% of TC over the term of the Fund and the cap may only be increased by members' ordinary consent during extension of the term or liquidation periods. The MF shall be payable out of drawdowns of commitments or the general cash resources of the Fund. The Management Fee shall be recalculated coincident with each Further Closing that occurs subsequent to the First Closing in a manner that treats all Commitments as if they had been made as of the First Closing. The Carried Interest payable is equal to 20% of the return after fully returning Paid-In Capital and after a threshold of preferential return is met, at 6%, compounded per annum on Pain-in Capital.

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the Fund itself, for three different holding periods. No other costs payable by you, such as personal advisory fees, are accounted for below. The figures assume you subscribe for 1 Interest at a price of EUR 10,000. The figures are estimates and may change in the future.

Investment EUR 10 000 Scenarios	If you cash in after 1 year	If you cash in after 5 years	If you cash in at the end of the recommended holding period
<b>Total costs (monetary terms)</b>	€261	€1 145	€1 852
<b>Total costs (percentage terms)</b>	2.6%	11.5%	18.5%
Impact on return (RIY) per year (of which Management Fee)	-2.6%	-2.3%	-1.85%
	(-2%)	(-2%)	(-1.6%)

The table below shows (i) the composition of costs, which may differ from the actual costs you may incur as an investor, and thus the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and (ii) the meaning of the different cost categories.

This table shows the impact on return per year			
<b>On-going costs</b>	<b>Annual expenses of the Fund</b>	As per above	The impact on the return from setup, maintenance and management fee (MF) payable by the Fund
<b>One-off costs</b>	<b>Carried Interest</b>	20%	The impact on return of the carried interest of the Fund Manager for generating returns over and above the hurdle rate

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

#### Recommended holding period: 10 years

Transfer of membership interests is possible to another Member or a third party, with the Fund Manager's consent and subject to the terms of the Membership Agreement. If no offer is accepted or no consent is obtained, a Member can request to redeem his Interest from the Fund, at a penalty of 75% of the capital contributions.

### How can I complain?

Should an investor have any complaints about the Fund or the conduct of the Fund Manager, please fill out the relevant information and submit it via the website, email it to [irina@launchub.com](mailto:irina@launchub.com), or send it via regular mail to: Sofia, ul. Sinanishko ezero 9A, office 3.

**Other relevant information** N/A