

# 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 FUND - CLASS F-1 LU3008566674

HAMILTON LANE PRIVATE MARKETS ACCESS ELTIF FUND is authorised in Luxembourg and regulated by the CSSF. This product is managed by FUNDROCK LIS S.A. which is authorised in Luxembourg and supervised by the Commission de Surveillance du Secteur Financier (CSSF). For more information on this product, please refer to [www.fundrock-lis.com](http://www.fundrock-lis.com) or call +352 26 34 56-1.

Accurate as of: 18-06-2025

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

## What is this product?

### Type

The Fund is an open-ended fund qualifying as an undertaking for collective investment under Part II of the 2010 Law, organized as an investment company with variable share capital (SICAV) and established as a European long-term investment fund (ELTIF).

### 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

**Investment objective** 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.

**Investment approach** The Fund seeks 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 private equity, infrastructure and real estate (including loan origination or acquisition in respect of such asset classes). The Fund will invest globally across developed and emerging countries, with an emphasis on Western Europe and North America.

**Investment policy** The Fund will invest in direct equity and debt investments, secondary purchases of fund interests, and primary subscriptions to private funds. The Fund will focus on private equity and real assets, including loan origination. Investments will be made through direct investments, joint ventures, secondary purchases, and primary fund commitments. The Fund will seek to build a diversified portfolio over time to avoid concentrated risk exposures.

**Benchmark** The Fund does not have a benchmark.

**Redemption policy** Shareholders may request redemptions on a quarterly basis, subject to certain restrictions including a 12-month lock-up period and a 5% quarterly gate. Redemption requests must be submitted at least one month prior to the quarter-end Redemption Date.

**Distribution policy** The Fund does not intend to distribute dividends. Any income

generated by the Fund's investments will be reinvested.

**Exchange policy** Shares of any Class may be converted into Shares of another Class subject to the fulfillment of any conditions applicable to such other Class. The conversion will be effected by way of a redemption of Shares of one Class and a simultaneous subscription for Shares of the other Class. No Subscription Fee, Distribution Fee, or Redemption Fee will be payable with respect to such conversion.

**Asset segregation** The Fund is established as a standalone fund without compartments. There is no segregation of assets and liabilities between share classes.

**Sustainability policy** The Fund promotes environmental and social characteristics by excluding investments in companies whose main business is in thermal coal, oil sands and unsustainable deforestation within the direct equity and direct credit portion of the portfolio. The Fund does not have sustainable investment as its objective.

**SFDR** SFDR Article 8

**Derivatives policy** The Fund may use derivatives for hedging purposes only.

### Intended retail investor

The Fund is suitable for both professional and retail investors who are able to sustain a long-term and illiquid investment and can tolerate a high degree of risk. Retail investors must meet suitability requirements. The minimum investment is EUR 5,000 to 10,000,000 depending on the share class. The typical investor is expected to have an investment horizon of at least 10 years.

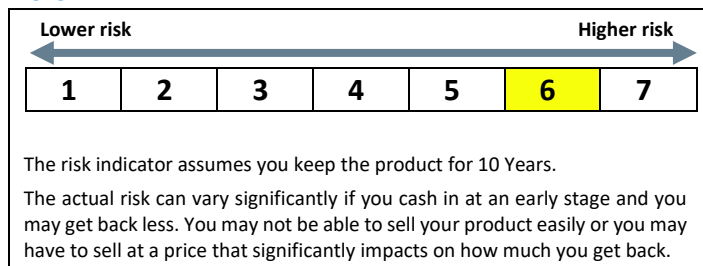
### Practical information

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

**Further information** The latest prospectus, annual report, semi-annual report and NAV per Share can be obtained free of charge at the registered office of the Fund and on the following website: <https://www.hamiltonlane.com>. These documents are available in English.

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

### Risks



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.

### Performance scenarios

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.

Recommended holding period Example Investment		10 Years EUR 10 000		
Scenarios		If you exit after 1 Year	If you exit after 5 Years	If you exit after 10 Years (recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.			
Stress	What you might get back after costs Average return each year	2 410 EUR -75.9 %	3 540 EUR -18.8 %	5 690 EUR -5.5 %
Unfavourable	What you might get back after costs Average return each year	10 760 EUR 7.7 %	15 760 EUR 9.5 %	25 380 EUR 9.8 %
Moderate	What you might get back after costs Average return each year	14 060 EUR 40.6 %	20 590 EUR 15.5 %	33 160 EUR 12.7 %
Favourable	What you might get back after costs Average return each year	17 690 EUR 76.9 %	25 910 EUR 21.0 %	41 720 EUR 15.4 %

## What happens if FUNDROCK LIS S.A. is unable to pay out?

Investors could face financial loss due to the default of the Fund or other entities. The Fund is not covered by an investor compensation or guarantee scheme. In the worst case, investors could lose their entire investment.

## 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. 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,
- EUR 10 000 is invested.

Example Investment 10 000 EUR			
Scenarios	If you exit after 1 Year	If you exit after 5 Years	If you exit after 10 Years (recommended holding period)
Total Costs	1 559 EUR	6 562 EUR	12 123 EUR
Annual Cost impact (*)	15.6%	4.6% each year	3.6% 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 16.3 % before costs and 12.7 % after costs. Please see the composition of costs table below for further information.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	Entry costs may apply in the form of a Subscription Fee. A Subscription Fee of up to 5% of the Subscription Price may be charged at the Board of Directors' discretion. Any such charge will be communicated to prospective investors.	500 EUR
Exit costs	Exit costs may apply in the form of a Redemption Fee. A Redemption Fee of up to 5% of the Redemption Price may be charged at the Board of Directors' discretion.	500 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	There are cost at the level of Hamilton Lane and underlying funds. This includes the ongoing costs at both levels.	311 EUR
Transaction costs	0.0% 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	Carried interest is charged on this fund at 12.5% of the net profits for the relevant period that the Fund achieves in excess of the Loss Recovery Account, if any. The underlying funds that the Fund may invest in may also charge carried interest.	248 EUR

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

### Recommended holding period: 10 Years

The Fund has an unlimited term, although the Board of Directors may decide to terminate the Fund at any time. Shareholders may redeem their Shares on a quarterly basis, subject to certain restrictions including a 12-month lock-up period after the Fund's authorization as an ELTIF. Redemptions may be limited by a 5% quarterly gate. Redemptions may be subject to a redemption fee of up to 5% of the redemption price charged at the Board of Directors' discretion. The Fund does not offer any capital guarantee.

## How can I complain?

Investor complaints may be submitted in writing to Fundrock LIS S.A. or by e-mail to [Compliance-department@fundrock.com](mailto:Compliance-department@fundrock.com). Information on the complaint procedure is available at [www.fundrock-lis.com](http://www.fundrock-lis.com).

Address: Airport Center Luxembourg, 5 Heienhaff, 1736 Senningerberg, Luxembourg Website: [www.fundrock-lis.com](http://www.fundrock-lis.com)

E-Mail: [relationship-management@fundrock.com](mailto:relationship-management@fundrock.com)

The investor will receive feedback on his complaint within three banking days of receipt of the complaint.

## Other relevant information

**Additional information** The Fund's statutory documents such as the prospectus, annual report and semi-annual report can be obtained free of charge at the registered office of the Fund. These documents are available in English.