

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

VÅR Ventures I K/S

VÅR Management ApS <https://www.vaar.vc/>

Call +4550517630 for more information.

Competent Authority: The Danish Financial Supervisory Authority

Date: 1 April 2022

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

WHAT IS THIS PRODUCT?

Type VÅR Ventures I K/S (the "Product") is an alternative investment fund organised as a limited partnership in accordance with Danish law and with registered office in Denmark.

Objectives

The objective of the Product is to create returns for the investors (the limited partners) by investing in, and actively developing and exiting within the lifetime of the Product, a portfolio of unlisted small- and medium sized technology companies located primarily in the Nordics which provides profitable, innovative and sustainable business solutions.

The Product's return is dependent on the return on sale or other realization of the Product's investments. The Product is managed and administered by the investment manager, VÅR Management ApS (the "PRIIP Manufacturer"), who identifies investment and exit opportunities for the Product.

The Product's expected term is 10 years from the first investments in the Product, however, with the option to shorten the Product's lifetime under special circumstances, or to extend the Product's lifetime by up to three years. The PRIIP Manufacturer does not have the option to close the Product on its own.

Intended retail investor

The product is only offered to professional investors and retail investors who make an investment of at least the equivalent in DKK of EUR 100,000 and who at the same time sign a separate statement confirming that they are aware of the risk of the investment. The Product is intended for experienced investors with a high ability to bear losses on their investment and with an investment horizon of at least 10 years.

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

RISK INDICATOR

1	2	3	4	5	6	7
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Lower risk Higher risk



The risk indicator assumes you keep the Product for 10-12 years. 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 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 the Product's capacity to pay you. This Product does not include any protection from future market performance so you could lose some or all of your investment. **Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

Performance scenarios

Investment of DKK 745,000				
Scenarios		1 year	5 years	10 years (recommended holding period)
Stress Scenario	What you might get back after costs			540.378,30 DKK
	Average return each year (%)			-3.16%
Unfavourable Scenario	What you might get back after costs			962.966,14 DKK
	Average return each year (%)			2.60%
Moderate Scenario	What you might get back after costs			1.503.692,36 DKK
	Average return each year (%)			7.28%
Favourable Scenario	What you might get back after costs			1.750.490,74 DKK
	Average return each year (%)			8.92%

This table shows the money you could get back over the next 10-12 years, under different scenarios, assuming you invest **DKK 745,000**. The scenarios shown illustrate how your investment could perform. You can compare them 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 you get will vary depending on our ability to identify, monitor and realize investments for the Product, how the market performs and how long you keep the Product. The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you. This Product cannot be cashed in. [The figures shown include all the costs of the Product itself]. The figures do not take into account your personal tax situation, which may also affect how much you get back. Your maximum loss would be that you will lose all your investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes. Actual returns could be lower.

WHAT HAPPENS IF VÅR MANAGEMENT APS IS UNABLE TO PAY OUT?

VÅR Management ApS (the PRIIP Manufacturer) is financially and legally independent from the Product and the PRIIP Manufacturer's illiquidity will thus not result in a financial loss to the investors in the Product. Investment in the Product is not covered by investor compensation schemes or investor guarantee schemes.

WHAT ARE THE COSTS?

Costs over time

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 Product itself, for three different holding periods. The figures assume you invest DKK **745,000**. The figures are estimates and may change in the future.

Investment of DKK 745,000

	If you cash in after 1 year	If you cash in after 5 year	If you cash in at the end of the recommended holding period
Total costs	n/a*	n/a*	368.030,00 DKK
Impact on return (RIY) per year	n/a*	n/a*	4.94%

*It is not possible to cash in early. The recommended holding period for this calculation is set at 10 years.

The person selling you or advising you about this Product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Composition of costs

The table below shows:

- 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;
- The meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry cost	0.50 %	The impact of the costs you pay when entering an investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00 %	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.05 %	The impact of the costs of us buying and selling underlying investments of the product.
	Other ongoing costs	2.06 %	The impact of the costs that we take each year for managing your investments and the costs presented in this Section II.
Incidental costs	Performance fees	0.00 %	The impact of the performance fees. We take these from your investments if the product outperforms its benchmark.
	Carried interest	2.78 %	The impact of carried interests. We take these when the investment has performed better than the preferred return of 25 % of paid in commitment over the recommended holding period.

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

Recommended holding period: 10-12 years

The product is expected to be illiquid throughout the holding period and the underlying investments generally have a multi-year investment horizon before a return is expected. To the extent that the Product achieves a return on the underlying investments, this is expected to be distributed on an ongoing basis. It is by default not possible to sell the Product during the holding period.

HOW CAN I COMPLAIN?

Complaints about the Product can be directed to the investment manager, VÅR Management ApS (the PRIIP Manufacturer), <https://www.vaar.vc/>, Ryvangs Allé 81, 2900 Hellerup, Denmark, atj@vaar.vc, +4550517630.

OTHER RELEVANT INFORMATION

Detailed information about the Product's structure, costs and function can be found in the limited partnership agreement, which forms the basis for the investment in the Product and which will be made available for review to potential investors in the Product prior to a final investment decision.