

Basic information sheet

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

**Limited partnership interest in 2bX Urban Fund I GmbH & Co. KG („Fonds“),
manufactured by 2bX Urban Fund Management GmbH („AIFM“)**
[www.2bx.vc]

Write an email to intouch@2bx.vc for more information.

The German Federal Financial Supervisory Authority (*Bundesanstalt für Finanzdienstleistungsaufsicht – BaFin*) - is responsible for supervising the AIFM in relation to this Key Information Document.

Date of production of the Key Information Document: 13. September 2023

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

What is this product?

Type	Limited partnership interest in the Fund , a closed-ended venture capital fund in form of a German limited partnership (<i>Kommanditgesellschaft, GmbH & Co. KG</i>).
Term	In general, at least 10 years from the first closing of the Fund , plus an extension in accordance with the provisions of the Fund's partnership agreement (" LPA ") (if any) as well as the duration of a subsequent liquidation phase of the Fund, provided that the Fund is not terminated earlier. ⁱ You are not entitled to unilaterally withdraw from or give notice to the Fund except for good cause. The Fund has no maturity date, the AIFM is not entitled to terminate the Fund unilaterally and an automatic possibility to give notice does not exist. Disposition of interest in the Fund and termination of the Fund prior to the expiry of its term is only possible in those cases expressly provided for in the LPA.
Objectives	Long-term capital appreciation through the Fund's investments in equity and equity-like interests in early-stage, mainly technology companies primarily in the European Union with a focus on the DACH region (i.e., Germany, Austria and Switzerland) (" Portfolio Companies "). The Fund return is, among other factors, dependent on whether the AIFM succeeds in seeking out and acquiring suitable Portfolio Companies for the Fund; on whether such shares in Portfolio Companies can be sold with profit after a mid- to long-term holding period; and on the development of the Portfolio Companies in which the Fund invests. The investors receive distributions from the Fund only if the Fund obtains liquid proceeds from its investments, provided that such proceeds are not reduced or exhausted by costs of the Fund (including remuneration for the AIFM) and carried interest. ⁱⁱ
Intended retail investor	Semiprofessional investors within the meaning of the German Investment Code (<i>Kapitalanlagegesetzbuch – KAGB</i>), who are able to sustain total loss of the investment, willing to commit to a long-term investment, and have sufficient experience with venture capital funds.

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

Summary Risk Indicator



← Lower risk Higher risk →



The risk indicator assumes you keep the product for 10 years after the first closing of the Fund.¹ The actual risk can vary significantly if you cash in at an early stage¹ and you may get back less. You may not be able to cash in early¹. You may have to pay significant extra costs to 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 our capacity to pay you. The risk indicator does not take into account that key persons might withdraw from the AIFM and that other investors' default might affect the Fund's diversification. This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

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 unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product. 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:		10 years		
Example Investment:		10,000 EURⁱⁱ		
		If you exit after 1 yearⁱ	If you exit after 5 yearsⁱ	If you exit after 10 yearsⁱ
Scenarios				
The stress scenario presents significantly unfavorable effects on the product. In the unfavourable, moderate and favourable scenario, an estimated allocation of results at the respective point in time (less applicable costs) is assumed for the worst, average and best performance of the product.				
Minimum	There is no guaranteed minimum return. You could lose some or all of your investment or have to make further payments to cover losses.			
Stressszenario	What you might get back after costs	210,-EUR	217,-EUR	225,-EUR
	Average return each year	-98 %	-54 %	-32 %
Pessimistisches Szenario	What you might get back after costs	210,-EUR	2.417,-EUR	5.425,-EUR
	Average return each year	-98 %	-25%	-6%
Mittleres Szenario	What you might get back after costs	2.710,-EUR	3.917,-EUR	15.925,-EUR
	Average return each year	-73%	-17%	5%
Optimistisches Szenario	What you might get back after costs	3.710,-EUR	12.916,-EUR	36.924,-EUR
	Average return each year	-63%	5%	14%
The figures shown include all the costs of the product itself, (where applicable) but may not include all the costs that you pay to your advisor or distributor/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 happens if the AIFM is unable to pay out?				
The Fund's assets are legally separated from the AIFM's. A default of the AIFM (particularly due to insolvency) will not lead directly to a financial loss for you as an investor. But the Fund itself may fail to make payments (particularly due to insolvency). In this case, the AIFM will be unable to make payments on account of the Fund and, thus, you may face a financial loss. So your contributions will not be repaid. Beyond that, there is no compensation or guarantee scheme. No guarantee as to future performance of or future returns from the Fund can be given.				
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: — that the product performs as shown in the moderate scenario — EUR 10.000 is invested ⁱ				
				If you exit after 10 years
Total costs				1.884,- EUR
Annual cost impact				1.3 % pro Jahr
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 6.0% before costs and 4.9% after costs				

Composition of Costs		
One-off costs upon entry or exit		Annual cost impact if you exit after 10 years
Entry costs	We do not charge an entry fee.	N/A
Exit costs	We do not charge an exit fee for this product.	N/A
Ongoing costs taken each year		
Management fees and other administrative or operating costs	an annual reduction to 90% of the previous year's value (minimum 1.50% per annum); plus establishment and ongoing fund costs as per the Limited Partnership Agreement (LPA). This is an estimate based on the actual costs of the last year.	200 EUR
Transaction costs	0.1% of the value of your investment per year. This is an estimate of the costs incurred when buying or selling the underlying investments for the product. The actual amount depends on the extent of our buying and selling activities.	10 EUR
Incidental costs taken under specific conditions		
Performance fees and carried interest	We will allocate Carried Interest as a special share in the fund's results (20%) if the investment performs better than 8% per annum on the capital contributed to the fund (Preferred Return / Hurdle). The actual amount depends on the performance of your investment.	122 EUR
How long should I hold it and can I take money out early?		
Required minimum holding period: 10 years from the first closing of the Fund		
<p>The required minimum holding period is 10 years from the first closing of the Fund which is the Fund's regular term. In case you subscribe after the first closing, your actual holding period may be less than 10 years. Additionally, the Fund's regular term might be subject to extension in accordance with the provisions of the LPA. The Fund is only fully terminated after the end of its liquidation phase, which follows the end of the Fund's term. The Fund may only exceptionally be terminated prior to the end of its term pursuant to the LPA. A transfer of limited partnership interest will require the prior written consent of the AIFM, which the AIFM may give or withhold in its discretion. There exists no liquid market for limited partnership interest in the Fund, so that you might not be able to find a buyer or receive a purchase price less than the capital drawn and paid up. As consumer you have a right of revocation (<i>Widerrufsrecht</i>) with regard to your limited partnership interest. Please refer to the consumer revocation instruction (<i>Widerrufsbelehrung</i>) in the subscription documents. You may not give notice to and withdraw from the Fund except where this is permitted under mandatory law for extraordinary reasons. As a consequence, you may not be permitted to disinvest and cash in prior to the end of the Fund's liquidation phase.</p>		
How can I complain?		
<p>Please direct any complaints about the product and conduct of the AIFM or the person selling you or advising you about this product in writing or in text form to:</p> <ul style="list-style-type: none"> - the AIFM to: 2bx Urban Fund Management GmbH, Linienstr. 214, 10119 Berlin; mh@2bx.vc, and/or - the BaFin (Bundesanstalt für Finanzdienstleistungsaufsicht, Graurheindorfer Straße 108, 53117 Bonn; E-Mail: poststelle@bafin.de; internet: https://www.bafin.de 		
Other relevant information		
For further information please consult the LPA and other fund documents.		

ⁱ The scenarios presented in this key information document are mandatory due to legal requirements. Please note that the Fund is a closed-end alternative investment fund (AIF). This means that a termination of your participation in the Fund or a redemption of the limited partner's share (also referred to as "exit" or "liquidation" of the investment) is only possible in cases prescribed by law. A transfer of the limited partner interest in the Fund will require the prior written consent of the AIFM. As a rule, this means that your participation in the Fund will end only after the Fund has been fully terminated, i.e., after the liquidation has been completed (i.e., not before the recommended minimum holding period outlined above has expired). Insofar as calculations are made in this basic information sheet for the event of a liquidation or redemption (i.e., a termination or redemption) of the limited partnership interest prior to the full termination of the Fund, these are therefore purely hypothetical scenarios.

ⁱⁱ The investment amount of EUR 10,000 assumed in this key information document is a hypothetical calculation figure required by law. The absolute minimum capital commitment of EUR 200,000 remains unaffected. The return calculation assumes that the notional investment amount of EUR 10,000 is tied up in the product from the time the share in the Fund is purchased until the end of the respective periods indicated. This means that for the purposes of the return calculation, it is assumed that the full investment amount of EUR 10,000 is immediately paid into the Fund. The performance scenarios are based on estimates by the AIFM. The actual performance may deviate from the information provided.