

Important notice

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Key Information Document

Purpose

This information sheet provides you with key information about this investment product. It is not promotional material. This information is required by law to help you understand the nature, risks, costs, and potential gains and losses associated with this product, and to help you compare it with other products.

Product

Companisto Points2BIM_2026_PPC. The product issuer is Companisto Trust Service LXXI UG (limited liability) ("Issuer"). www.companisto.com/bib. For further information, please call +49 (0) 30 346 49 14 93. The Federal Financial Supervisory Authority (BaFin) is responsible for supervising Companisto Trust Service LXXI UG (limited liability) with regard to this Key Information Document. This document was prepared on August 10, 2026. The Issuer is part of the Companisto Group.

You are about to purchase a product that is complex and may be difficult to understand.

What type of product is this?

Type

The product being offered, "Companisto Points2BIM_2026_PPC" (the "Profit Participating Certificates") are profit participating certificates with a qualified subordination clause and a pre-insolvency enforcement bar, issued in the form of bearer securities by the PRIIP manufacturer (issuer) and governed by German law. The profit-participating certificates represent an interest in the company Points2BIM GmbH (the "Target Company").

Term

The profit-participating certificates are issued for an indefinite term (there is no predetermined maturity date). Investors are entitled to terminate the profit-participating certificates with six months' notice effective at the end of a fiscal year (ordinary termination), but no earlier than December 31, 2041. Any termination by the participation certificate holders (whether ordinary or extraordinary, if there is good cause) is effective only if it is declared unanimously by participation certificate holders who collectively hold at least 25% of the outstanding participation certificate capital. The issuer has a right of extraordinary termination, among other things, if all of the issuer's shares in the target company have been sold to one or more external purchasers; furthermore, if it becomes legally impossible or prohibited for the issuer to fulfill its obligations under the participation certificates (for example, as a result of a change in the law).

Objectives

The issuer will use the proceeds from the issuance of the participation certificates exclusively for the acquisition of the equity interest in the target company, as well as i) to pay a flat-rate administrative fee amounting to 10% of the paid-in participation certificate capital ("Flat-Rate Administrative Fee"), which is used to cover the issuer's ongoing expenses (e.g., accounting, tax advisors, investor administration, etc.) and ii) a brokerage fee amounting to 10% of the paid-in participation certificate capital ("Brokerage Fee"), which is paid as a one-time payment to Effecta GmbH upon completion of the offering for brokering the participation certificates.

The issuer makes the net proceeds from the offering available to the target company as equity. The target company is developing an AI-powered platform for the standardized digitization of existing buildings. It automatically converts three-dimensional point clouds and 360° images into structured BIM models and immediately usable building data for planning, renovation, construction, and building operations. The target company intends to expand its sales activities, acquire additional construction companies and property owners as customers, and convert existing pilot projects into long-term portfolio and framework agreements. In addition, the range of services is to be expanded from the creation of BIM models to additional data-driven applications, particularly in the areas of renovation, automated quantity surveying, construction progress monitoring, and facility management.

The issuer will acquire an equity interest in the target company at a price of EUR 161.72 per share; if all participation certificates are placed, this interest will amount to a total of up to 62.4%. The Issuer will thereby become a shareholder of the Target Company. As an investor, you do not acquire a direct interest in the Target Company through the participation certificates. Rather, you participate indirectly, through the Issuer, in the Target Company's earnings (net of costs incurred at the Issuer's level). This structure is designed to allow you, as an investor, to participate in the Target Company's opportunities through a security.

Variable Distribution – After acquiring the securitized interest, the issuer will make a variable distribution to you as an investor (the "Variable Distribution"). The amount of this distribution is determined by any profits (dividends) distributed by the Target Company to the Issuer and any profits the Issuer may realize from the sale of the securitized interest—in each case, net of all of the Issuer's senior liabilities (more on this shortly)—as well as from the distribution of the Target Company's other available assets. The issuer is a so-called securitization special-purpose entity, i.e., a company established solely for the purpose of acquiring the securitized interest and issuing the participation certificates. Since the issuer's assets consist primarily of the securitized interest and the issuer does not and will not conduct any business other than the acquisition of the securitized interest, payments to you as an investor depend significantly on the issuer receiving distributions from the securitized interest and/or being able to sell the securitized interest at a later date at a profit.

Distribution Due Date – To the extent that the variable distribution is based on profit distributions from the securitized equity interest, the variable distribution is made annually on September 30 ("Distribution Date"), but no earlier than as soon as the issuer has received the corresponding distribution from the target company. To the extent that the variable distribution is based on the issuer's profits from the sale of shares in the target company, it is paid within one month after the issuer has received the proceeds from the sale.

Senior Liabilities – Payment of the variable distribution is made only to the extent that the income generated by the issuer exceeds the issuer's senior liabilities due at that time, the qualified subordination and the pre-insolvency enforcement bar do not preclude it, and furthermore, only to the extent that the distribution attributable to a participation certificate exceeds 2% of the participation certificate's par value. The issuer's senior liabilities are: tax liabilities and, if applicable, other statutory liabilities; liabilities arising in connection with the transaction agreements and necessary for their execution, for maintaining the issuance structure, and/or for safeguarding investor interests, such as, in particular, costs for the paying agent, tax advisors, and other advisors, including legal counsel fees where necessary; Payment of a potential profit share to Companisto Beteiligungs GmbH & Co. KG, which is entitled to such a profit share. In return for providing organizational support for the profit participation certificate holders' resolutions (more on this shortly), Companisto Beteiligungs GmbH & Co. KG receives a share of the issuer's profits ("profit share," carried interest) in the following cases: In the event of a sale of shares in the target company by the issuer, in the event of an initial public offering (IPO) of the target company, and in the event of dividend payments by the target company to the issuer. The profit share amounts to 15% of the increase in value of the shares or 15% of the dividends distributed. When calculating the carried interest, a minimum return of 6% per year for the issuer (based on the purchase price of the sold shares and the period between acquisition and dividend payment, sale of the shares, or initial public offering, the "hurdle rate") must be deducted. This means that the holder of the profit-sharing right is entitled to a percentage share only of the sum of capital appreciation and dividends that exceeds the issuer's cumulative minimum return for the holding period.

Qualified Subordination, Including a Pre-Insolvency Enforcement Bar and Payment Reservations – These are participation certificates with so-called qualified subordination and a pre-insolvency enforcement bar. This means: All claims of the investors arising from the participation certificates—in particular claims to distributions, repayment, and claims resulting from any termination—cannot be asserted against the issuer if doing so would constitute a binding ground for the issuer to be subject to the opening of insolvency proceedings, i.e., insolvency or

over-indebtedness—or if such a ground for insolvency already exists at that time (pre-insolvency enforcement bar). This means that claims arising from the participation certificates are no longer enforceable if, at the time the payment is demanded, the issuer is insolvent, over-indebted, or at risk of becoming so. The investor's claims would then be permanently barred from enforcement as long as and to the extent that the issuer's crisis is not resolved. This may result in these claims being permanently unenforceable even outside of insolvency proceedings. All participation certificates that are part of this financing rank equally among themselves. In the event of foreseeable insolvency or over-indebtedness, the issuer would be obligated to make equal payments on all such liabilities. In this case, the investor would no longer be able to enforce his claims even if the isolated satisfaction of his claims would not yet lead to the issuer's insolvency or over-indebtedness, but if the equal satisfaction of the claims of all creditors would result in the issuer's insolvency or over-indebtedness with respect to the then-due qualified subordinated claims. Furthermore, in the event of liquidation proceedings or the issuer's insolvency, the investors' subordinated claims are subordinated in priority to all current and future claims of all other non-qualified subordinated creditors of the company. The subordinated claims are therefore satisfied only after these other claims, provided that distributable assets remain available at that time. The subordinated capital serves as collateral for creditors whose claims are not subordinated. In addition, investors' right to repayment is subject to the issuer having sufficient liquidity.

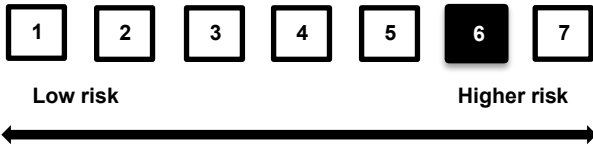
No personal liability, no loss participation, no obligation to make additional contributions—You, as an investor, are not personally liable beyond the amount invested. There is no loss participation with respect to the participation certificate capital or any liability beyond that, in particular no obligation for investors to make additional contributions beyond the amount invested.

No membership rights – The participation certificates do not grant any membership rights in the issuer or the target company, in particular no voting rights. In certain situations, however, the issuer will invite the holders of participation certificates to vote on specific matters relating to the management of the securitized interest ("participation certificate holder resolutions").

Target Audience: Retail Investors

This product is intended for speculative investors who, in exchange for potentially higher returns, are willing to assume the risk of losing some or all of their invested capital and are able to absorb such a loss. The investor should have a long-term investment horizon and not place particular emphasis on capital protection against market risks. This product is intended for clients with sufficient financial resources as well as the necessary knowledge and experience in complex financial matters.

What risks are involved, and what could I gain in return?



 This risk indicator is based on the assumption that you will hold the product until December 31, 2041. If you redeem the investment early, the actual risk may differ significantly from this estimate, and you may receive less than your initial investment. You may not be able to redeem the investment early. You may incur significant additional costs if you redeem early.

The overall risk indicator helps you assess the risk associated with this product compared to other products. It shows how likely it is that you will lose money on this product because the markets move in a certain way or because we are unable to pay you out. We have classified this product as risk class 6 on a scale of 1 to 7, where 6 corresponds to the second-highest risk class. The risk of potential losses from future performance is classified as high. Under unfavorable market conditions, it is very likely that our ability to pay you out will be impaired.

This product represents a risky investment in a company with a limited operating and performance history. This product offers no protection against future market developments, so you could lose all or part of the capital you invested. If we are unable to pay you what you are owed, you could lose all of the capital you invested.

Performance Scenarios

What you ultimately receive from this product depends on future market performance. Future market performance is uncertain and cannot be predicted with certainty.

The scenarios presented are based on past results and certain assumptions. Markets may perform completely differently in the future.

Recommended holding period: Investment example:		15 years 10,000 EUR
If you exit the investment after 15 years		
Scenarios		
Minimum	There is no guaranteed minimum return. You could lose all or part of your investment.	
Stress scenario	What you might end up with after deducting costs Average annual return	EUR 0 (total loss) - 100%
Pessimistic scenario	What you might end up with after deducting costs Average annual return	EUR 0 (total loss) - 100%
Moderate scenario	What you might end up with after deducting costs Average annual return	EUR 0 (total loss) - 100%
Optimistic scenario	What you could end up with after deducting costs Average annual return	37,600.00 EUR 9.2%

The figures shown include all costs associated with the product itself. They do not take into account your personal tax situation, which may also affect the final amount you receive.

The stress scenario shows what you might receive under extreme market conditions.

In the pessimistic / moderate / optimistic scenarios, the target company performs worse than 90% / better than 50% / better than 90% of the companies in the peer group. The peer group consists of European companies in the early stages of development.

What happens if Companisto Trust Service LXXI UG (limited liability) is unable to make the payout?

You are exposed to the default risk of the issuer (manufacturer), Companisto Trust Service LXXI UG (limited liability), as well as the default risk of the target company, Points2BIM GmbH. Due to the default of the issuer and/or the target company, you may suffer a financial loss of up to the entire amount you invested. Such a loss is not covered by any investor compensation or protection scheme.

What are the costs involved?

Costs Over Time

The tables show amounts that will be deducted from your investment to cover various types of costs. These amounts depend on how much you invest, how long you hold the product, and how well the product performs. The amounts shown here illustrate an example investment amount and the scenario in which you exit the investment at the end of the recommended holding period.

We have based our calculations on the following assumptions:

- The product performs as shown in the optimistic scenario.
- EUR 10,000 is invested.

	If you exit at the end of the recommended holding period
Total costs	EUR 4,406.00
Annual impact of costs (*)	2.1% per year

(*) These figures illustrate how costs reduce your annual return over the holding period. For example, if you exit at the end of the recommended holding period, your average annual return is expected to be 11.3% before costs and 9.2% after costs.

Breakdown of Costs

One-time costs upon investment or redemption		If you exit at the end of the recommended holding period: Total costs
Entry costs	10% of the amount you pay when you invest in this fund. These costs for the brokerage fee are already included in the price you pay.	1,000.00 EUR
Exit fees	There are no exit fees.	0.00 EUR
Management fees and other administrative or operating costs	10% of the amount you pay when you invest in this fund. These costs are already included in the price you pay.	1,000.00 EUR
Additional costs under certain conditions		
Performance fees and carried interest	Impact of carried interest amounting to 15% of the remaining appreciation in the value of the shares or 15% of the remaining distributed dividends after deducting a minimum return for the issuer of 6% per year (see “What type of product is this?” – “Senior Liabilities” above for more details). The actual amount depends on how well your investment performs.	2,405.16 EUR

How long should I hold the investment, and can I withdraw funds early?

Mandatory minimum holding period: December 31, 2041

Reasons for the mandatory minimum holding period – Since the target company is an early-stage enterprise, it may initially report a net loss due to start-up costs in the first few years. Furthermore, any profits generated by the target company are not to be distributed to the issuer for the time being, but rather used to finance the target company’s further growth, thereby increasing its enterprise value in the medium and long term. The stake that the issuer acquires in the target company is not readily marketable, meaning that an increase in the target company’s enterprise value may not result in a corresponding inflow of cash to the issuer in the short term. Furthermore, it may be economically advantageous for the issuer to sell the equity interest jointly with other shareholders of the target company and/or as a whole in order to maximize the proceeds from the sale. Higher returns can therefore only be expected in the long term.

For these reasons, investors’ ordinary right of termination is excluded until December 31, 2041. Furthermore, this right may only be exercised with a six-month notice period effective at the end of a fiscal year. Any termination by the participation certificate holders (whether ordinary or extraordinary, in the event of good cause) is also effective only if it is declared unanimously by participation certificate holders who collectively hold at least 25% of the outstanding participation certificate capital (minimum quorum).

Possibilities for Liquidating the Investment – Currently, there is no liquid secondary market for this product. While the sale of participation certificates is generally permitted, the possibility of selling them is not guaranteed due to the small market size and presumably low trading activity. The invested capital may therefore be permanently tied up, and/or a sale may only be possible at a loss.

How can I file a complaint?

If you wish to file a complaint regarding the product, the intermediary, or the issuer, you may submit such a complaint via our websitewww.companisto.com/bib , in writing (Companisto Trust Service LXXI UG (limited liability), Köpenicker Str. 154, 10997 Berlin), or by email toservice@companisto.com .

Other Relevant Information

Further information, in particular the investment documents underlying your investment (the issuer’s participation certificate terms and conditions, the target company’s articles of association, the target company’s shareholders’ agreement, the issuer’s articles of association, an extract from the issuer’s commercial register, and the issuer’s list of shareholders); the legally required “Information for Consumers”; the legally required cancellation policy; as well as an investment prospectus, annual financial statements, and a pitch deck for the target company, along with an investment analysis by Companisto GmbH—which also includes the assumptions underlying the target company’s valuation—can also be found on our website atwww.companisto.com/de/investment/Points2BIM-spv .