

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.

Cantor Infrastructure Impact Fund

PRODUCT

Product:	Cantor Infrastructure Impact Fund Share Class B EUR Distributing - A Sub-Fund of the Cantor Fitzgerald Investment Trust - Managed by Cantor Fitzgerald Asset Management Europe - The Fund Management Company is Bridge Fund Management Limited
Manufacturer name:	Bridge Fund Management Limited
Product code:	IE000BV1ZH1
Website:	https://bridgefundsolutions.com / www.cantorfitzgerald.ie
Competent Authority:	Bridge Fund Management Limited is authorised in Ireland and regulated by Central Bank of Ireland. This PRIIP is authorised in Ireland.
Domicile country:	Ireland

Document valid as at: 01 May 2025

WHAT IS THIS PRODUCT?

Type:

This investment fund is a Retail Investor Alternative Investment Fund (RIAIF)

Term:

This product is not subject to any fixed term and provides daily dealing. The product does not have a maturity date and is not redeemable by the Manufacturer on any specific date.

Objectives:

The Sub-Fund is an actively managed portfolio of broad and diversified range of assets, comprising equities listed on recognised markets, ETFs, bonds and Collective Investment Schemes, whose values are principally derived from infrastructure assets (or assets with similar characteristics to infrastructure, such as forestry). The Sub-Fund may use forward foreign exchange contracts, futures, and options for efficient portfolio management. The investment objective of the Sub-Fund is to generate regular, sustainable income and additional moderate capital returns for Unitholders, which will be generated through investments in infrastructure assets (or assets with similar characteristics to infrastructure) which themselves typically produce regular income. Investments are expected to be diversified across geographies, regulatory regimes, infrastructure technologies and infrastructure sectors (social infrastructure, renewable energy infrastructure and economic infrastructure), however, concentrations may emerge in line with the Investment Manager's views of opportunities within the infrastructure market.

The Sub-Fund promotes environmental characteristics, including a reduction of carbon emissions, climate change mitigation, and a number of other environmental and social characteristics by investing in a portfolio of infrastructure assets that provide such characteristics. The investee assets must also follow good governance practices in accordance with Article 8 of SFDR. The Fund does not have sustainable investment as its investment objective.

Distributions generated from underlying investment dividends will be allocated to Unitholders on a semi-annual basis on 30 June and 31 December. Shares can be redeemed on a daily basis.

For more information, please see the section entitled "Investment Policy" in the Supplement to the Prospectus.

WARNING: This Investment is a complex investment product and may be difficult to understand.

Intended Retail Investor:

This Fund may not be suitable for investors who plan to withdraw their money within 5 years. The product is intended to be offered to retail investors who:

1. have the ability to make an informed investment decision through sufficient knowledge and understanding of the product and its specific risks and rewards, with experience of investing in and/or holding a number of similar products providing a similar market exposure;
2. seek income and moderate capital growth, expect the movement in the underlying assets to perform in a way that generates a favourable return, have an investment horizon of the recommended holding period specified below and understand that the product may terminate early;
3. are willing to accept a level of risk to achieve potential returns that is consistent with the summary risk indicator shown below; and
4. are making use of professional advice.

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



The risk indicator assumes you keep the product for 5 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 cash in early.

Risk indicator

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 class 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity of the fund to pay you.

The underlying funds may include illiquid assets such as alternative funds, real estate funds and/or non-quoted assets. These assets incur additional risks which are not considered in the indicator shown above when they do not represent a significant part of the underlying funds. These risks are that these assets could not be sold or not sold at the desired time and / or lead to significant losses. You may not be able to sell your product easily or may have to sell at a price that significantly impacts on how much you get back.

Be aware of currency risk. The underlying funds may receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

The value of investments and the income derived therefrom may fall as well as rise and investors may not recoup the original amount invested. Past performance is not a reliable guide to future performance. If you invest in this fund you may lose some or all of the money you invest.

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 / a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended minimum holding period: 5 years Investment 10 000 EUR			
Survival Scenarios Minimum: There is no minimum guaranteed return. You could lose some or all of your investment.		If you exit after 1 year	If you exit after 5 years (recommended holding period)
Stress scenario	What might you get back after costs	3 960 EUR	3 660 EUR
	Average return each year	-60.4 %	- 18.2 %
Unfavourable scenario	What might you get back after costs	8 260 EUR	7 320 EUR
	Average return each year	-17.36 %	- 6.06 %
Moderate scenario	What might you get back after costs	10 240 EUR	13 120 EUR
	Average return each year	2.35 %	5.58 %
Favourable scenario	What might you get back after costs	12 170 EUR	15 530 EUR
	Average return each year	21.65 %	9.21 %

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.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: This type of scenario occurred for an investment between 09/2022 and 03/2025.

Moderate: This type of scenario occurred for an investment between 09/2015 and 08/2020.

Favourable: This type of scenario occurred for an investment between 09/2017 and 08/2022.

WHAT HAPPENS IF BRIDGE FUND MANAGEMENT LIMITED IS UNABLE TO PAY OUT?

In the unlikely event of a default of the Manager (the manufacturer) – Bridge Fund Management Limited; the sub-fund employs an independent depositary (Northern Trust Fiduciary Services (Ireland) Limited) to hold and register the sub-funds' assets independent of the Manager. For further information on the depositary and the sub-fund structure, please refer to the Cantor Fitzgerald Investment Trust Prospectus which can be found at: www.cantorfitzgerald.ie

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:

- 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.

Investment 10 000 EUR	If you exit after 1 year	If you exit after 5 years
Total costs	171 EUR	1 099 EUR
Annual Cost Impact*	1.71 %	1.71 %

*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 7.29% before costs and 5.58% after costs.

Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee, but the person selling you the product may do so.	N/A
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	N/A
Ongoing costs		
Management fees and other administrative or operating costs	1.63% of the value of your investment per year. This is an estimate based on actual costs over the last year.	163 EUR
Portfolio transaction costs	0.08% The Impact of the costs of buying and selling underlying investments for the product. The transaction costs may vary from year to year.	8 EUR
Incidental costs taken under specific conditions		
Performance Fee	There is no performance fee for this product.	N/A

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

Recommended minimum holding period: 5 years

The units are redeemable daily and there are no exit charges. Redemption prior to the recommended holding period end may mean lower returns as noted above in the Performance Scenarios section.

HOW CAN I COMPLAIN?

In case of any unexpected problems in the understanding, trading or handling of the product, please feel free to directly contact Cantor Fitzgerald Asset Management Europe in the details below or the Manufacturer – Bridge Fund Management Limited via email: complianceteam@bridgefundservices.com

Website: www.cantorfitzgerald.ie

E-mail: CFAMEinfo@cantor.com

Address: Cantor Fitzgerald Asset Management Europe, Cantor House 23 St Stephen's Green, Dublin 2 D02 AR55, Ireland.

Telephone: 353-1-633 3800

Cantor Fitzgerald Asset Management Europe Client Services team will handle your request and provide you with feedback as soon as possible. You also have the right to refer the relevant complaint to the Financial Services and Pensions Ombudsman after following the complaints process if you are still not satisfied with the response received.

OTHER RELEVANT INFORMATION

Further information about the Fund can be obtained from the prospectus and the latest annual and half-yearly reports. These documents are available free of charge along with other information, such as share prices, on the Cantor Fitzgerald Asset Management Europe website at www.cantorfitzgerald.ie or by calling the Client Services team on +353 (0) 1 633 3800.

For more information please refer to the section entitled "Fees and Expenses" in the Supplement to the Prospectus for the Fund.

The past performances of this product can be found here https://api.kneip.com/v1/documentdata/permalinks/KPP_IE000BV11ZH1_en_IE.pdf. Please note that past performance is not indicative of future performance. It cannot provide a guarantee of returns that you will receive in the future.

The previous scenarios document for this product can be found here

https://api.kneip.com/v1/documentdata/permalinks/KMS_IE000BV11ZH1_en_IE.xlsx