

**SYNCO PRIME DEVELOPMENT I**  
*Société en commandite spéciale – S.C.Sp.*  
(the « **Fund** »)

---

---

**TO THE LIMITED SHAREHOLDERS OF THE FUND**

---

Luxembourg, 4 February 2026

SYNCO FUND MANAGEMENT Sàrl as general partner of the Fund (the “**General Partner**”) has decided to cease the marketing in the “Marketing Countries”. Consequently, the Fund is no longer marketed in the following countries:

- Germany (the “**Marketing Countries**”).

To this purpose, Funds Avenue S.A., as the alternative investment fund manager of the Fund (the “**AIFM**”) intends to notify the CSSF of its will to cease the marketing in the Marketing Countries in accordance with the provisions of Article 32 of the Directive 2011/61/EU on alternative investment fund managers, as amended (the “**AIFMD**”) as transposed by Article 29 and 30 of the Luxembourg law of 12 July 2013 on alternative investment fund managers, as amended (the “**Law of 2013**”).

Where applicable, the AIFM will provide the Limited Shareholders who remain invested in the Sub-Fund with the relevant information as required by the AIFMD and the Law of 2013.

Limited Shareholders who have questions regarding the above may address their concerns to the General Partner or to the AIFM.

Kind regards,

**SYNCO PRIME DEVELOPMENT I**  
*Société en commandite spéciale – S.C.Sp.*  
(the « **Fund** »)

The General Partner / Unlimited Shareholder

Name of the AIF	Name of the AIF compartment/sub-fund	Marketing Countries	Expected date of de-registration
<b>SYNCO PRIME DEVELOPMENT I</b>	N/A	Germany	<b>February 2026</b>