KINRISE UK CITIES II LP (THE "FUND")

UK AIFMD DISCLOSURE DOCUMENT

The Fund is a private fund limited partnership registered in England and Wales under registration number LP023287 and constituted by its second amended and restated limited partnership agreement dated 21 November, 2024, as may be amended, restated, supplemented and / or otherwise modified from time to time (the "**LPA**"). The Fund is an externally managed alternative investment fund and has appointed via its general partner, Kinrise General Partner II LLP, JTC Global AIFM Solutions Limited as its AIFM. The table below sets out the information required to be disclosed in accordance with Article 23 of the AIFMD, as it forms part of UK law by virtue of the European Union (Withdrawal) Act 2018.

Capitalised terms contained in this UK AIFMD Disclosure Document shall have the meanings set out in the Fund's Private Placement Memorandum (the "**PPM**") dated November, 2023, save where the context requires otherwise.

AIFM DISCLOSURE REQUIREMENT AND REFERENCE (ARTICLE 23)	**DISCLOSURE OR LOCATION OF RELEVANT DISCLOSURE**
1(a) A description of the investment strategy and objectives of the AIF.	Please see section 1 of the PPM headed "Executive Summary", clause 2.4.1 of the LPA headed "Purpose" and Part 1 of Schedule 1 to the LPA headed "Investment Objective".
1(a) Master fund's domicile, if relevant.	Not applicable.
1(a) If the AIF is a fund of funds, the domicile of investee funds.	Not applicable.
1(a) A description of the type of assets in which the AIF may invest.	Please see section 1 of the PPM headed "Executive Summary."
1(a) Investment techniques that may be employed by the AIF and all associated risks.	Please see section 6 of the PPM headed "Summary of Principal Terms", sub-sections headed "Fund", "Seed Investments", Reinvestment", "Leverage" and "Co-Investments" and section 7 of the PPM headed "Certain Risk Factors and Potential Conflicts of Interest."
1(a) Any applicable investment restrictions.	Please see section 6 of the PPM headed "Summary of Principal Terms", sub-section headed "Investment Restrictions."
1(a) Circumstances in which the AIF may use leverage, , and the maximum level of leverage which the AIFM is entitled to employ on behalf of the AIF.	Please see section 6 of the PPM headed "Summary of Principal Tems", sub-section headed "Leverage", and clause 16.1 of the LPA headed "Power to Borrow and Lend."
1(a) The types and sources of leverage permitted and the associated risks	Please see section 6 of the PPM headed "Summary of Principal Terms, sub-section headed "Leverage", section 7 of the PPM headed "Certain Risk Factors and Potential Conflicts of Interest", sub-section headed "Risks Related to Borrowing and Leveraged Investments", and clause 16 of the LPA headed "Borrowing."

1(a) Any restrictions on the use of leverage and any collateral and asset reuse arrangements; and	Please see section 6 of the PPM headed “Summary of Principal Terms”, sub-section headed “Leverage”, and clause 16.2 of the LPA headed “Limitations on Borrowing”.
1(a) The maximum level of leverage which the AIFM is entitled to employ on behalf of the AIF.	Please see section 6 of the PPM headed “Summary of Principal Terms”, sub-section headed “Leverage”, section 10 of the PPM headed “Certain Other Legal and Regulatory Matters”, sub-section headed “AIFM Leverage Limitations”, and clause 16.2 of the LPA headed “Limitations on Borrowing.”
1(b) A description of the procedures by which the AIF may change its investment strategy or investment policy or both.	Please see clause 44 of the LPA headed “Amendment of Partnership Agreement” and Schedule 1 to the LPA headed “Investment Objective and Investment Restrictions”.
1(c) A description of the main legal implications of the contractual relationship entered into for the purpose of investment, including information on jurisdiction, on the applicable law and on the existence or not of any legal instruments providing for the recognition and enforcement of judgments in the territory where the AIF is established.	Please see section 7 of the PPM headed “Certain Risk Factors and Potential Conflicts of Interest”, sub-section headed “Risks Associated with Fund Issues”, specifically the paragraphs therein headed “Governing Law, Jurisdiction and Enforcement of Judgements” and “Sovereign Immunity.”
1(d) The identity of the AIFM, the AIF's depositary, auditor and other service providers together with a description of their duties and the investors' rights.	Please see section 2 of the PPM headed “Directory”, section 4 of the PPM headed “Fund Management”, specifically the sub-sections thereof headed “The AIFM”, “Risk and Liquidity Management” and “Valuations”, and section 5 of the PPM headed “Structure and Key Service Providers”, specifically the sub-sections thereof headed “Structure” and “Key Service Providers”. The provisions of the AIFMD concerning depositaries do not apply to the AIFM. As such, a depositary has not been appointed. Please also see Appendix A to the PPM headed “Notices to Investors”.
1(e) A description of the AIFM’s management of professional liability risk.	Please see section 5 of the PPM headed “Structure and Key Service Providers”, sub-section headed “AIFM”. The AIFM is a non-EEA AIFM for the purposes of the EU AIFM Directive and so is not required to comply with Article 9(7) of the EU AIFM Directive, which relates to the maintenance of professional indemnity insurance or additional capital to cover professional liability risks. Nevertheless, the AIFM has the benefit of professional indemnity and directors’ and officers’ liabilities insurance coverage to cover its professional liability risks.

1(f) A description of any delegated management function as referred to in Annex I of the AIFM Directive by the AIFM, the identification of the delegates and any conflicts of interest that may arise from such delegations.	Please see section 5 of the PPM headed "Structure and Key Service Providers", clause 11.5 of the LPA headed "Delegation of authority by the AIFM", clause 12 of the LPA headed "The Asset Manager" and clause 13 of the LPA headed "The Investment Adviser." Please also see section 7 of the PPM headed "Certain Risk Factors and Potential Conflicts of Interest", specifically the sub-section thereof headed "Potential Conflicts of Interest."
1(f) Any safe-keeping function delegated by the depositary, the identification of the delegate and any conflicts of interest that may arise from such delegation.	As noted above, the provisions of the AIFMD concerning depositaries do not apply to the AIFM. As such, a depositary has not been appointed.
1(f) A description of any arrangement made by the depositary to contractually discharge itself of liability	As noted above, the provisions of the AIFMD concerning depositaries do not apply to the AIFM. As such, a depositary has not been appointed.
1(g) A description of the AIF's valuation procedure and pricing methodology for valuing assets, including the methods used in valuing hard-to-value assets.	Please see section 4 of the PPM headed "Fund Management", sub-section "Valuations", section 6 of the PPM headed "Summary of Principal Terms", specifically the sub-section headed "Valuations". See also section 24 of the LPA headed "Valuations."
1(h) A description of the AIF's liquidity risk management, including redemption rights both in normal and exceptional circumstances, and the existing redemption arrangements with investors.	Please see section 4 of the PPM headed "Fund Management", sub-section headed "Risk and Liquidity Management", section 6 of the PPM headed "Summary of Principal Terms", particularly the sub-sections headed "Transfers" and "Withdrawal", and section 7 of the PPM headed "Certain Risk Factors and Potential Conflicts of Interest of Interest", specifically the sub-section headed "Risks Associated with Fund Issues Lack of Liquidity", and clauses 20 and 38 of the LPA headed "Assignment of Interests" and "Withdrawal of Limited Partners" respectively.
1(i) A description of all fees, charges and expenses and of the maximum amounts thereof, which are directly or indirectly borne by investors	Please see section 6 of the PPM headed "Summary of Principal Terms", specifically the sub-sections headed "Distributions", "General Partner's Share", "Organisational Expenses", "Operating Expenses" and "Fees".
1(j) A description of how the AIFM ensures a fair treatment of investors and, whenever an investor obtains preferential treatment or the right to obtain preferential treatment, a description of that preferential treatment, the type of investors who obtain such preferential treatment and, where relevant, their legal or economic links with the AIF or AIFM.	Please see section 5 of the PPM headed "Structure and Key Service Providers", sub-section headed "AIFM", section 6 of the PPM headed "Summary of Principal Terms", sub-section headed "Side Letters", and section 10 of the PPM headed "Certain Other Legal and Regulatory Matters", sub-section headed "Side Letters".

1(k) The Fund's annual report referred to in Article 22 of the AIFM Directive	Please see section 10 of the PPM headed "Certain Other Legal and Regulatory Matters", sub-section headed "Documents available for inspection", and clause 23.2 of the LPA headed "Annual Reports and Audited Accounts". Note that the annual accounting reference date is now 31 December of each year.
1(l) The procedure and conditions for the issue and sale of units or shares	Please see section 1 of the PPM headed "Executive Summary", specifically the sub-section headed "Offering, Commitment and Drawdown Process", and section 6 headed "Summary of Principal Terms", sub-sections headed "Minimum Commitment", "Closings", "Subsequent Closing Payments", "Drawdowns" and "Transfers".
1(m) The latest net asset value of the Fund or the latest market price of a unit or share of the Fund	Please see section 4 of the PPM headed "Fund Management", sub-section headed "Valuations", section 6 of the PPM headed "Summary of Principal Terms", sub-section headed "Accounts, Reports", and section 10 of the PPM headed "Certain Other Legal and Regulatory Matters", sub-section headed "Documents available for inspection". See also clause 23 of the LPA headed "Accounts and Reports".
1(n) Where available, the historical performance of the AIF.	Please see section 4 of the PPM headed "Fund Management", sub-section headed "Valuations", section 6 of the PPM headed "Summary of Principal Terms", sub-section headed "Accounts, Reports", and section 10 of the PPM headed "Certain Other Legal and Regulatory Matters", sub-section headed "Documents available for inspection". See also clause 23 of the LPA headed "Accounts and Reports".
1(o) The identity of the AIF's prime broker	See section 5 of the PPM headed "Structure and Key Service Providers", sub-section headed "Prime Broker". No prime broker has been appointed.
1(o) A description of any material agreements of the AIF with its prime brokers and the way the conflicts of interest in relation thereto are managed.	Not applicable.
1(o) The provision in the contract with the depositary on the possibility of transfer and reuse of the AIF's assets.	Not applicable.
1(o) Information about any transfer of liability to the prime broker that may exist.	Not applicable.

1(p) A description of how and when the information required to be disclosed under paragraphs 4 and 5 will be disclosed.	See sections 4 of the PPM headed "Fund Management", sub-section headed "Risk and Liquidity Management", section 6 of the PPM headed "Summary of Principal Terms", sub-section headed "Leverage", and section 10 of the PPM headed "Certain Other Legal and Regulatory Matters", sub-section headed "AIFM Leverage Limitations". The information shall be disclosed as part of the Fund's periodic reporting to investors and at a minimum at the same time as the Fund's annual report is made available. Information on changes to the maximum level of leverage and any right of re-use of collateral or any guarantee under the leveraging arrangements shall be provided without undue delay. Information on the total amount of leverage employed by the Fund shall be disclosed as part of the Fund's periodic reporting to investors and at least at the same time as the Fund's annual report is made available. Without limitation to the generality of the foregoing, any information required under Articles 23(4 and 23(5) of the AIFMD may be disclosed (a) in the Fund's annual report or half-yearly report and / or (b) a subsequent PPM; and / or (c) by the AIFM publishing the relevant information on its website.
Transparency of the integration of sustainability risks	As the AIFM is a non-EU AIFM, the Fund is a non-EU AIF and the AIFM does not market any alternative investment funds into the European Economic Area, the AIFM is not currently bound by the provisions of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector (the "**SFDR**"). However, the AIFM has published on its website its SFDR compliance statement, which includes the information specified in Article 6 of the SFDR.