Communication of key information

In this communication you will find key information about this investment product. It is not promotional material. The provision of this information is required by law to help you understand the nature, risks, costs, potential returns and losses associated with this product and to compare it with other products. This financial product does not promote environmental or social performance within the meaning of Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector.

General information

PRODUCT NAME		ISIN
Investment Shares EnCor Fixed Income Strategy Subfund		CZ0008043106
NAME OF THE ALTERNATIVE INVESTMENT FUND	NAME OF THE FUND	CLASS NAME
EnCor Funds SICAV, a.s.	EnCor Fixed Income Strategy Subfund	Book-entry investment shares in CZK
THE SUPERVISORY AUTHORITY RESPONSIBLE FOR OVERSEEING THE PRODUCT MANUFACTURER		
Czech National Bank		
INFORMATION ABOUT THE PRODUCT CREATOR AND THE MANAGER		DATE OF DRAFTING/LAST MODIFICATION
EnCor Asset Management, Investment Company, a.s. the authorisation was granted in the Czech Republic and is subject to the supervision of the Czech National Bank		19.10.2026
WEBSITE		PHONE
www.encoram.com		+420 230 234 111

NOTICE

THE PRODUCT YOU ARE CONSIDERING BUYING IS COMPLEX AND CAN BE DIFFICULT TO UNDERSTAND.

What product is it?

PRODUCT TYPE

Investment shares issued to the EnCor Fixed Income Strategy Subfund. This is a participating security issued to an investment fund that is:

- an alternative investment fund within the meaning of Directive 2011/61/EU of the European Parliament and of the Council ("AIFMD"); and
- a qualified investor fund within the meaning of Act No. 240/2013 Coll., on Investment Companies and Investment Funds (hereinafter referred to as "ICIF");
- a sub-fund of a variable capital investment fund within the meaning of the ICIIF

PRODUCT OBJECTIVES

The investment objective of the sub-fund is to achieve stable long-term appreciation of the investment assets allocated in the sub-fund, while minimizing the risks and volatility of its assets. The sub-fund will invest mainly in sovereign and corporate debt instruments from various sectors, issued by issuers mainly from the Czech Republic, supplemented by issuers from the EU and the USA, in CZK, EUR, USD and other currencies with partial hedging against exchange rate risk (against CZK), while maintaining a balanced level of credit risk. The sub-fund's strategy therefore includes diversification of risk by investing in various uncorrelated assets.

REDEMPTION OF THE PRODUCT AND TERMINATION OF THE FUND/SUB-FUND

The Fund is established for an indefinite period of time. The product has no set maturity date.

The product is continuously issued and repurchased at a monthly frequency.

The investor is entitled to request the administrator to redeem the product at any time starting from 14.08.2018.

The Fund may be dissolved by a decision of the General Meeting of the Fund. The decision to dissolve a sub-fund may be taken by the fund manager with the approval of the supervisory body. The investor may obtain more detailed information in the sub-fund's statutes and the fund's articles of association.

INTENDED RETAIL INVESTOR

This product may only be acquired by a qualified investor within the meaning of Section 272(1) of the ISIF Act. The product is suitable for investors who intend to supplement their portfolio with alternative types of investments with a relatively conservative risk-return profile, whose performance is generally not dependent on the performance of traditional investment instruments (shares, bonds). The product is not suitable for investors who require a quick monetization of their investment before the expiry of the planned investment horizon.

Investor's investment horizon: 1 year and more

The product is particularly suitable for investors who:

- are able to absorb the loss of part of the amount invested;
- accept the limited liquidity of their investment;
- have knowledge and experience of investing in investment securities and debt instruments
- have knowledge and experience of investing using credit financing.

OTHER INFORMATION

Depository of the fund: UniCredit Bank Czech Republic and Slovakia, a.s.
Dividend yield: the appreciation generated by the product is reinvested.
Right to exchange: the investor does not have the right to exchange for another product issued to the sub-fund. The investor can obtain more detailed information in the sub-fund's articles of association and fund rules.
Segregation: the assets and liabilities of a sub-fund are segregated from the assets and liabilities of other sub-funds in accordance with the provisions of the AIFMD, so that the liabilities of another sub-fund do not affect the value of the sub-fund's assets.
Further information: investors can obtain further information and documents of the Fund, in particular the Articles of Association, the By-laws and the latest Annual Report free of charge via www.avantfunds.cz or www.encorfunds.com. Regular reports on the Fund's activities are produced for the entire Fund. Investors can obtain information on the value of the product free of charge via www.encorfunds.com. The information and documents of the Fund are produced in the Czech .
Benchmark: no benchmark is tracked as part of the Fund's investment strategy.

What risks am I taking and what return could I achieve?

AGGREGATE RISK INDICATOR (SRI)

1	**2**	3	4	5	6	7

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Lower risk **Higher risk**

NOTICE

The SRI assumes that you keep the product for 1 year and more. The actual risk may vary significantly if you request to buy the product early. You may get back less.

VERBAL DESCRIPTION SRI

The aggregate risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely the product is to lose money due to market movements or because we are unable to pay you.

We ranked this product 2 out of 7.

Other significant risks relevant to the product not included in the SRI:

- liquidity risk, counterparty risk and operational risk.

Investors can obtain further information on the risks of the fund in the sub-fund's constitution.

This product does not include any protection against future market performance, so you could lose some or all of your investment.

If we are unable to pay you the amount you owe, could lose all of your investment.

PERFORMANCE SCENARIO

These figures include any costs of the product itself, but may not include any costs you pay to your adviser or distributor / and include 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 you get from this product depends on the future performance of the market. Future market performance is uncertain and cannot be predicted with accuracy.

These scenarios are examples based on the results to date and on certain assumptions. Markets may develop very differently in the future

The stress scenario shows what you could recover under extreme market conditions.

Minimum recommended holding time		1 year and more	
Recommended holding time		3 years	
Example of investment		250.000 CZK	
Scenario		Product holding 1 year	Product holding 3 years
Stress scenario	What you could get back after costs	227 570	229 900
	Average annual yield	-8,97 %	-2,76 %
Adverse scenario	What you could get back after costs	241 570	250 520
	Average annual yield	-3,37 %	0,07 %
Moderate scenario	What you could get back after costs	250 830	273 940
	Average annual yield	0,33 %	3,09 %
Favourable scenario	What you could get back after costs	264 370	300 530
	Average annual yield	5,75 %	6,33 %

• An adverse scenario occurred for an investment between 03/2017 and 03/2020.
• A moderate scenario occurred for an investment between 02/2020 and 02/2023.
• A favourable scenario occurred for an investment between 07/2022 and 07/2025.
The following values were used in the calculation: an entry fee of 3% of the invested amount and a TER of 1.1% per annum.

What happens if the fund is unable to make a payout?

ABSENCE OF PRODUCT GUARANTEES AND COMPENSATION SCHEMES

An investor may face a financial loss as a result of the failure of the product manufacturer, and such loss is not covered by the investor compensation or guarantee scheme.

What are the costs associated with the investment?

AGGREGATE COST INDICATOR (RIY)

The person selling or advising you about the product may charge you different costs. If this is the case, this person will provide you with information about these costs and how they affect your investment.

COSTS IN TIME

The tables show the amounts that cover different types of costs from your investment. These amounts depend on the amount of your investment, the length of time you hold the product and the performance of the product. The amounts shown in this table are examples based on a sample investment amount and different possible investment periods.

We assumed that:

- in the first year, you would have recovered the amount you invested; for the other holding periods, we have assumed the product's performance under a moderate scenario,
- 250.000 CZK are invested

Investment 250.000 CZK	If you exit the investment after 1 year	If you exit the investment after 3 years
Total costs (CZK)	10 060	17 740
Impact of annual costs (*)	4,02 %	2,18 %

(*) This figure shows how the costs reduce your return each year over the holding period. For example, it shows that if you exit the investment within the recommended holding period, your expected average annual return will be 5,41% before expenses and 3,09% after expenses.

COST COMPOSITION

One-off costs on entry or exit		If you terminate your investment after one year
Cost of entry	3% of the amount you pay on joining in connection with this investment	7 281 CZK
Cost of output	There is no exit fee for this product	0 CZK
Running costs		
Management fees and other administrative or operating costs	This is an estimate based on actual costs for the previous year.	2 669 CZK
Transaction costs	0% of the value of your investment per year. This is an estimate of the costs incurred in buying and selling the underlying investments for the product. The actual amount will vary depending on the volume bought and sold.	0 CZK
Incidental costs under certain conditions		
Performance fees	There is no performance fee for this product	0 CZK

How long should I hold the investment? Can I withdraw money early?

RECOMMENDED HOLDING TIME

Investment horizon: 1 year and more

The investor is advised to hold the product for at least 3 years. This is an investment in a portfolio of high quality corporate bonds and debt instruments with a relatively safe yield and a manageable risk-return profile. The bond portfolio may nevertheless be subject to short-term volatility associated with market (interest rate) risk or the realisation of credit risk on sub-issues. To offset these fluctuations, an investment time horizon as described above is recommended. Early redemption of the product may force early or unfavourable monetization of the fund's assets, which may adversely affect the value of the product.

THE PROCEDURE FOR CANCELLING AN INVESTMENT AND WHEN CANCELLATION IS POSSIBLE

Submission of a written request for redemption of the product delivered:

- in person at the administrator's office: WOOD & Company investiční společnost, a.s., náměstí Republiky 1079/1a, Nové Město, 110 00 Praha 1, on working days from 9 a.m. to 4 p.m;
- in person to a representative of the investment fund or the administrator, on working days between 9 am and 4 pm;
- by post with a certified signature to the administrator's address: WOOD & Company investiční společnost, a.s., náměstí Republiky 1079/1a, Nové Město, 110 00 Praha 1;
- in other ways provided for in the Fund's statutes.

The Administrator is obliged to redeem the product/investment shares from investors within the period up to:

- 30 days from the end of the calendar month in which it receives the investor's request to redeem the product, if the investor requests a redemption with a total value of less than 10% of the sub-fund's fund capital;
- 75 days from the end of the calendar month in which it received the investor's request to redeem the product, if the investor requests a redemption in excess of 10% of the sub-fund's fund capital.

Early redemption of the product may have the following consequences on the risk-return profile of the product:

- early redemption may be made at the time of an adverse price situation in the market for the underlying assets;

in the case of early redemption, the valuation of the product may be significantly different from the valuation in the case of a sale of the underlying assets at the time of the planned investment horizon of the fund.

The product will be redeemed for an amount equal to the current value of the investment share for the date on which the request to redeem the investment share is received, which value is the value of the investment share determined as of the last day of the calendar month in which the redemption request is received by the Administrator.

The right to redeem the product may be suspended in exceptional cases.

PRODUCT REDEMPTION FEES AND PENALTIES

- No exit fee (deduction) is applied.

How can I make a complaint?

FILING A COMPLAINT

Complaints about the product, the actions of the product creator or product distributor or advisor must be submitted in writing via the administrator:

- by post to the address: EnCor Asset Management, investiční společnost, a.s., Pernerova 691/42, Karlín, 186 00 Praha 8;
- by e-mail to info@encoram.com;
- in person at the Company's office

Other relevant information

OTHER RELEVANT INFORMATION

Investors can obtain information on the historical performance of the product since inception free of charge via

Information documents to be provided to the investor at the pre-contractual or post-contractual stage:

1. Statutes
2. Articles of Association
3. Master Agreement on the Issuance and Redemption of Investment Shares
4. Identification and control questionnaire
5. Investment questionnaire for assessing acceptability
6. Affidavit of an investor in a qualified investor fund