

EnCor Bond OPF, Class A

This document contains 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.

PRODUCT

Product name: EnCor Bond, open-ended mutual fund ("Fund"). The Fund issues class A, B, C, D and E units. This key information document relates to class A units.

ISIN: CZ0008477924

Product creator and fund manager: EnCor Asset Management, investiční společnost, a.s., with its registered office at Pernerova 691/42, 186 00 Prague 8 - Karlín, Company ID No.: 108 91 498 ("Company"). The Company is authorised in the Czech Republic and is subject to supervision by the Czech National Bank.

Contact details: Further information about the product can be obtained on the website www.encoram.com, by email at welcome@encorwealth.com or by telephone on +420 230 234 111.

Supervisory authority responsible for supervising the Company and the Fund in relation to the Key Information Document: Czech National Bank

Date of preparation of this document: 30 April 2025

The product you are considering purchasing is not simple and may be difficult to understand.

WHAT IS THIS PRODUCT?

Product type: Open-ended mutual fund, specifically a special collective investment fund.

Objectives: The Fund's investment objective is to achieve stable returns with low volatility over the long term. To this end, the Fund will invest primarily in fixed-income instruments such as government and corporate bonds issued mainly by issuers from the Czech Republic, supplemented by issuers from the EU or other countries, money market instruments, reverse repo transactions and other instruments. To a lesser extent and depending on expected market developments, the fund may invest in riskier asset classes such as equities or commodities. The objective is to maximise returns in Czech koruna. To ensure stability or increase returns, the fund will use partial or full hedging of exchange rate risk against the CZK, interest rate risk and other risks using financial derivatives. The fund does not intend to track any specific index or indicator, nor does it actively replicate any specific index. The fund has no specific objective in relation to any industrial, geographical or other market sector or specific types of assets. The Fund reinvests the profits and income from the Fund's operations attributable to Class A units, which are reflected in the increased value of the Fund's units of this class.

The return on investment in the Fund and the income from this investment are not secured or guaranteed. The Fund is not a secured or guaranteed investment fund, and no third parties provide any guarantees to investors in this regard.

Who is the product intended for: The Fund may be offered to the public, and the Fund's share certificates may be acquired by the public. Investment in the Fund is suitable for investors who want to achieve stable returns with a lower degree of risk and want to include this type of investment in their portfolio. Investors should be able to accept a temporary period of negative performance of the unit value. Given the risks to which the Fund's investments may be exposed, it is not recommended to acquire units on credit. The recommended investment horizon is 3 years.

Fund duration: The fund was established for an indefinite period. Therefore, there is no maturity date.

Other information: The fund's depositary is UniCredit Bank Czech Republic and Slovakia, a.s. The fund administrator is WOOD & Company investiční společnost, a.s. Further information about the Fund, including its statutes, annual reports and practical information, including the current value of the product, is available free of charge in Czech on the website www.encoram.com.

WHAT RISKS AM I TAKING AND WHAT RETURNS COULD I ACHIEVE?

Description of risk and return profiles

The Fund is subject to general risks associated with investing in investment funds (e.g. market, credit, operational and currency risks), other general risks specific to the investment strategy (e.g. concentration risk) and specific risks associated with the investment strategy (e.g. risk associated with insufficient liquidity). A detailed description of the risks is contained in the statute, and a detailed description of the returns is contained in particular in the annual report. The Fund is denominated in Czech koruna, but also invests in foreign currency assets. However, currency risk is actively managed with the aim of maximising returns in Czech koruna.

Sustainability risks are taken into account in accordance with the published policy on the integration of risks into the investment decision-making process.

Summary risk indicator (SRI)

Lower risk				Higher risk		
Potentially lower		returns		Potentially higher returns		
1	2	3	4	5	6	7

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 as a result of market movements or because we are unable to pay you. We have classified this product as class 2 out of 7, which is the second lowest risk class.

The risk indicator assumes that you will hold the product for 3 years. The actual risk may vary significantly if you cash in the product early, and you may get back less money. The risk of the product may be significantly higher than that indicated by the summary risk indicator if the product is not held for the recommended holding period; the section "How long should I hold the investment? Can I withdraw my money early?" sets out the detailed conditions.

Other risks not covered by the SRI

Operational risk materialises in the form of losses resulting from deficiencies or failures in internal processes, human error or external events.

Settlement risk is associated with the fact that the settlement of a transaction does not take place as expected due to the counterparty's failure to perform or due to liquidity constraints, e.g. suspension of the redemption of units of the underlying funds.

Maximum possible loss for the investor

The maximum possible loss represents the investor's entire investment (the amount invested or the current value of the investment). Apart from the capital invested, the investor does not bear any risk of incurring additional financial liabilities or obligations (including contingent liabilities).

PERFORMANCE SCENARIOS

Future market developments are uncertain and cannot be predicted with any degree of accuracy. The scenarios presented are examples based on past performance and certain assumptions. Markets may develop very differently in the future. The stress scenario shows what you could get back under extreme market conditions. The figures shown include all costs of the product itself, but may not include all costs you will 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.

Recommended holding period: 3 years			
Investment example: £25,000			
The minimum return is not guaranteed. You could lose some or all of your investment.			
Scenarios		If you terminate the investment after one year	If you terminate the investment after the recommended holding period (3 years)
Favourable scenario	How much you could get back after deducting costs	263 093 Kč	278 953 Kč
	Average annual yield	5,24 %	3,72 %
Moderate scenario	How much could you get back after deducting costs?	248 281 Kč	260 630 Kč
	Average annual return	-0,69 %	1,40 %
Unfavourable scenario	How much could you get back after deducting costs?	230 397 Kč	232 882 Kč
	Average annual return	- 7,84 %	-2,34 %
Stress scenario	How much could you get back after deducting costs	210 786 Kč	214 077 Kč
	Average annual return	- 15,69 %	- 5,04 %

WHAT HAPPENS IF THE FUND IS UNABLE TO MAKE A PAYMENT?

Assets for which this is possible are held in custody by the Fund's depositary, which also maintains the Fund's cash accounts. The Fund's assets are separate from the product creator's assets and cannot be seized in the event of the product creator's insolvency. Potential losses are not covered by any investor compensation or guarantee scheme (Deposit Insurance Fund, Securities Dealers Guarantee Fund, etc.).

WHAT ARE THE COSTS ASSOCIATED WITH THE INVESTMENT?

The tables below show the amounts that are deducted from your investment to cover various types of costs. These amounts depend on the amount of your investment, the length of time you hold the product and the performance of the product. The figures shown include all costs associated with the product itself, but may not include all costs that you will pay to your advisor or distributor. The person selling this product to you or advising you on it may charge you other costs. If so, they will provide you with information about these costs and how they affect your investment.

The amounts shown in the tables below are examples based on a sample investment amount of CZK 250,000 and various possible investment periods.

Costs over time

	If you terminate the investment after one year	If you terminate the investment after the recommended holding period (3 years)
Total costs	11 772 Kč	21,664 Kč
Impact on yield p.a.*	4,71 %	2,89 % each year
* This figure shows how costs reduce your return each year during the holding period. We assumed that a) CZK 250,000 is invested, b) the entry fee is the maximum possible amount of 3% of the investment value, c) the Fund's performance will develop according to a moderate scenario. We may share part of the costs with the person selling you the product in order to cover the services provided. This person will inform you of the amount.		

Cost structure

Impact of different types of costs on investment returns		If you terminate the investment after the recommended holding period (3 years)
One-off costs upon entry or exit		
Entry costs	Max. 3% of the amount you pay upon entry in connection with this investment. This is the maximum amount you will be charged. The person selling you the product will inform you of the actual amount of the fee.	7,282 Kč
Exit costs	No exit fee applies.	0 Kč
Ongoing costs charged each year		
Management fees and other administrative or operating costs	The impact of the costs we incur each year to manage your investments. The Company's fee for managing the fund is 1.25% of the value of your investment per year.	3,981 Kč
Transaction costs	Impact of the costs of our purchases and sales of underlying investments on the product	510 Kč
Incidental costs under certain conditions		
Performance fees and capital appreciation rewards	Capital appreciation reward (share of the year-on-year growth in the value of the unit) is 10% (high-water mark method). The actual amount will vary depending on the performance of your investment. The above estimate of total costs includes the average for the last five years.	0 Kč

HOW LONG SHOULD I HOLD MY INVESTMENT? CAN I WITHDRAW MY MONEY EARLY?

The recommended holding period is 3 years or more.

The minimum amount for which individual Fund units can be redeemed is 1,000 Kč. You can request the redemption of Fund units at any time. If the investment horizon is not adhered to, the actual risk expressed by the summary risk indicator may be higher. Failure to adhere to the investment horizon may affect the return on investment expressed by the RIY indicator and the performance scenarios presented (see information above).

HOW CAN I SUBMIT A COMPLAINT?

Complaints may be submitted in one of the following ways:

- by post to EnCor Asset Management, investiční společnost, a.s., with its registered office at Pernerova 691/42, 186 00 Prague 8 - Karlín;
- by email to welcome@encorwealth.com;
- in person at the Company's registered office.

Detailed conditions for filing a complaint or claim can be found in the Complaints Procedure published on the website www.encoram.com. The Investor is entitled to lodge a complaint about the Company's conduct with the supervisory authority, i.e. the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, or to contact the Financial Arbitrator or the competent court.

OTHER RELEVANT INFORMATION

Upon request, the investor will be provided free of charge with the Fund's Articles of Association, the Fund's latest published annual report and the Fund's semi-annual report. These documents are also available to investors on the Company's website at www.encoram.com, as well as information on the Fund's performance to date. If necessary, investors may obtain additional information about the Fund at EnCor Asset

Management, investiční společnost, a.s., with its registered office at Pernerova 691/42, 186 00 Prague 8 - Karlín, or by telephone on + 420 230 234 111, or by email at welcome@encorwealth.com and on the website www.encoram.com.