

## KEY INFORMATION DOCUMENT

### General information

#### **Purpose**

This document provides you with key information about this investment product. It is not a 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.

#### **Product**

FWR Private Equity Fund I, uzavřený podílový fond, Raiffeisen investiční společnost, a.s. ISIN: CZ0008476249 (hereinafter the „Fund“)

#### **Product manufacturer (the management company)**

Raiffeisen investiční společnost a.s. based in Hvězdova 1716/2b, 140 78 Praha 4 - Nusle, Czech Republic, ID 29146739, [www.rfis.cz](http://www.rfis.cz), for additional information call +420 234 401 111; supervision authority: Czech National Bank based in Na Příkopě 28, 115 03 Praha 1, Czech Republic, [www.cnb.cz](http://www.cnb.cz).

This key information document was executed as of July 1, 2022.

You are about to purchase a product that is not simple and may be difficult to understand.

### What is this product?

#### **Type**

The Fund is a closed-end mutual fund, which is not a legal entity; and it is created for 12-year and 3-month period. The Fund is a qualified investor fund.

#### **Objectives**

The aim of the Fund investment strategy is long-term capital growth, measured in Czech crowns (CZK) mainly through investments in an investment fund Genesis Private Equity Fund IV ("GPEF IV") which further invests in private equity. Fund may invest up to 100% of its net asset value in GPEF IV. Return on investment depends on the development of individual portfolio constituents to which the Fund invests in and it is possible to ascertain from the development of current Fund unit value. More detailed information about limits and investment objectives conditions is available in the Fund prospectus in chapter 8.

#### **To whom is this product intended to**

The Fund is intended for a qualified investor as referred in Act no. 240/2013 Coll. with investment experience into private equity structures, who is willing to accept high measure of risk associated with investment into limited range of selected subjects. Those subjects can show very low liquidity. This Fund may not be suitable for investors planning to recover their invested pecuniary funds within a period shorter than 10 to 12 years.

The Fund is a closed-end fund and investor must respect, that with exceptions set in Fund prospectus and the law, it is not possible to step out of the Fund outside of the stated period.

#### **Term of the product**

The Fund is created for a 12-year and 3-month period from the date of establishment of the Fund. The date of Fund establishment is January 1, 2021 and the date of cancellation March 31, 2033. Unless the management company decides before expiration of this period on entry of the Fund into liquidation or on transformation into an open-end mutual fund or joint-stock company with variable capital or joint-stock company, the Fund enters into liquidation.

### What are the risks and what could I get in return?

#### **Risk and reward profile**

← Potentially lower reward			Potentially higher reward →			
← Lower risk			Higher risk →			
1	2	3	4	5	6	7

The synthetic indicator assumes that you will keep the product for at least the recommended investment horizon. You cannot redeem early. There may be a long period for the investment cancellation – more in the section "How long should I hold the investment, can I take money out early?"

The synthetic indicator helps you to compare the risk level of this product with other products. It shows how probable is, that the product will lose money due to market movements or because we are not able to pay you. This product is placed in Risk Group 6 out of 7, which is second highest risk profile. This places the possible future performance losses on high level and it is very probable, that the gains may be negatively influenced by unfavorable market conditions. Beware of currency risk. You may receive payments in different currencies, so the final gain you will receive, will depend on exchange rate between those two currencies. This risk is not considered in the above-mentioned indicator.

This product does not cover any guarantee against future market performance, so you may lose part or the entire investment.

## Other important risks

Private equity risk is present due to the fact, that up to 100% of the Fund's net asset value can be invested into GPEF IV which then invests into limited number of securities. Fund performance strongly depends on the performance of those securities since the Fund is not involved in the management of GPEF IV assets nor orderly fulfilment of GPEF IV manager obligations. Fund presence in GPEF IV has character of deposit into the equity capital which results in Fund responsibility for GPEF IV liabilities up to the size of the not-paid off deposit. GPEF IV investment is associated with high initial cost risk, errors in due diligence process while acquiring target companies, non-standard Fund liabilities, which can result in high sanctions or additional costs, limited disposal with the share and possible liabilities settlement in the form of real assets. Stated risks can lead to distinct loss.

Concentration risk means, that by investing in GPEF IV or securities of one fund, up to 100% of the Fund's net asset value can be concentrated at one issuer.

Market risk is associated with unfavorable movement of price or value of individual assets in the Fund possession. It emerges from specifics and development of the whole economy, and is therefore common to all financial instruments in the given economy.

Currency risk is the possibility of losses and gains emerging from future currency rates changes.

Liquidity risk means, that issuer loses ability to meet its financial obligations during time, when they become due for payment or will not be able to finance its assets.

Credit risk is a risk that the issuer or the counterparty is unable to fulfil its financial obligations according to terms of the contract; that can cost a severe loss of the investment value. There is no capital guarantee against credit risk.

## Performance scenarios

The following examples clarify above set goals and investment policy for investment of 5 000 000 CZK.

Scenario		1 year	7 years	12 years & 3 months
Stress	How much could you get in return after costs payment	2 314 139 CZK	5 020 483 CZK	3 461 502 CZK
	Average yield each year	-53,72% p.a.	0,06% p.a.	-3,02% p.a.
Unfavorable	How much could you get in return after costs payment	3 950 331 CZK	5 483 012 CZK	5 256 448 CZK
	Average yield each year	-20,99% p.a.	1,33% p.a.	0,42% p.a.
Moderate	How much could you get in return after costs payment	5 715 445 CZK	8 765 591 CZK	11 929 835 CZK
	Average yield each year	14,31% p.a.	8,35% p.a.	7,52% p.a.
Favorable	How much could you get in return after costs payment	7 020 433 CZK	15 177 564 CZK	22 159 900 CZK
	Average yield each year	40,41% p.a.	17,19% p.a.	13,21% p.a.

This table shows the amount of money, you may get in return in the recommended investment horizon, according to different scenarios, assuming you will invest 5 000 000 CZK. Mentioned scenarios show how your investment could work. You can compare them with scenarios of other products. Presented scenarios are determined on the estimation of future performance based on past evidence, how value of this investment varies and is not an accurate indicator. What you gain will vary based on how performing the market is and how long you keep the investment. Stress scenario shows what you could get back during extraordinary circumstances on the market and it does not take into account a situation, when we are not able to pay you. Mentioned figures include all costs of the product itself, but do not have to include all costs, which you will pay to your consultant or distributor. Figures do not take into account your personal tax situation, which can also influence how much you get in return. Your maximum loss would be a loss of your whole investment.

## What happens if the company is unable to pay out?

Fund capital is separated from the capital of the management company. The investment value is not dependent on the management company capital value. Investor can face financial loss because of failure of another subject, other than the management company, such subject can be among others GPEF IV and bond as well as bond ETF issuers. There is no system of compensations or guarantees for investors, in case the investment value decreases.

Investor is entitled to ask for Fund units redemption only in specified periods, (i) one month after 10 years since Fund establishment and/or (ii) one month after 12 years and 3 months since Fund establishment. It is not possible to ask for Fund units redemption outside of those periods. The management company can decide about extraordinary redemptions outside of those periods without receiving any request from the unitholder. The management company is obliged to redeem Fund unit no later than one year after the request filling according to the prospectus. In case the management company is not able to carry out the redemption in one year after the request filling, it is a law violation and supervision authority intervention is to be expected. This will e.g. lead to change of the management company or adopting other measures in such way, that the investment value would be payed to the shareholder.

## What are the costs?

Reduction in yield (RYI) shows, what impact will the total costs, which you pay, have, on the yield that you could gain. Total costs take into consideration one-off charges, ongoing charges and side charges.

The amounts listed here represent cumulative costs of the product itself for three different holding periods. They include possible exit charges. The figures assume that you invest 5 000 000 CZK. These figures are estimates and may change in the future.

### Costs in time

Table shows the impact of different types of costs on what you get in return in the recommended investment horizon and different cost categories.

INVESTMENT 5 000 000 CZK	Cost after 1 year (redemption not possible)	In case you request redemption after 10 years	In case you request redemption after 12 years and 3 months
Total costs	325 000 CZK	7 086 982 CZK	2 459 613 CZK
Reduction in yield	6,50 %	14,17 %	4,10 %

Person, who sells you this product or provides you with consulting, can charge you for other costs. If so, this person will provide you with information about these costs and will clarify the impact, these costs will have on your investment in time.

### Costs structure

Table below shows the annual impact of various types of costs on the investment yield, which you could get at the end of the investment horizon; and meaning of various cost categories.

One-off charges	Entry charge (surcharge)	up to 5 %	Impact of costs, which you pay, when you start to invest. Impact of costs is already included in the price (That is the maximum, which you will pay and you could pay less). That includes product distribution costs.
	Exit charge (deduction)	up to 50 %	Impact of costs on termination of your investment, when it reaches maturity.
Ongoing charges	Transactional portfolio fee	0,15 %	Impact of costs, which we have for purchase and sale of underlying investment instruments into the product.
	Other ongoing charges	1,15 %	Impact of costs, which we spend every year on management of your investment.
Side charges	Performance fee	up to 10% of the fund's revenue exceeding 5% a year	We charge the performance fee from your investment, when the product surpasses its reference index. Performance fee applies only in case of Fund unit redemption or in case of termination of the Fund and is due on settlement.
	Capital gain bonus	not determined	Impact of rewards for capital gain.

### **How long should I hold the investment, can I take money out early?**

The recommended investment horizon is 10 to 12 years, because the Fund is a closed-end fund and investor must respect, that with exceptions set in Fund prospectus and the law, it is not possible to step out of the Fund outside of the stated period. You cannot redeem early. The value of Fund units can be under considerable divergence. Investment cancellation happens through unit redemption. Fund unit is redeemed for the price that equals to its current value, announced and valid for workday on which the management company received your redemption request from the distributor. If you fill the request in unsuitable time, it can lead to financial loss. Fund units redemption takes place without undue delay after the day of written request delivery, at most in one year according to the Prospectus. Potential fees for Fund unit redemption are included in the exit charge. The minimal amount of individual redemption is not set.

### **How can I complain?**

- in a written form at the address of Raiffeisen investiční společnost a.s.
- during meeting with your personal Raiffeisenbank a.s. banker
- over the phone line +420 234 401 111
- via e-mail address [reklamace@rb.cz](mailto:reklamace@rb.cz)

Additional information can be found at [www.rfis.cz](http://www.rfis.cz).

### **Other relevant information**

Fund depository: UniCredit Bank Czech Republic and Slovakia, a.s. Contact point for additional information: Raiffeisen investiční společnost a.s., address: Hvězdova 1716/2b, 140 78 Praha 4, infoline: +420 234 401 111, e-mail: [info@rb.cz](mailto:info@rb.cz). This Fund can be offered publicly, but only qualified investor as referred in Act no. 240/2013 Coll. can become a shareholder. Other documents that are available according to the law: Fund prospectus and information according to Sec. 293 (1) Act no. 240/2013 Coll., if not included in the Prospectus. Additional information about the Fund can be found at [www.fwr.cz](http://www.fwr.cz). Specific criteria of social responsible investing (ESG criteria) are not taken into consideration within the investment strategy of the fund. This document was executed in Czech and English language. In case of any discrepancy between the Czech and English wording, the Czech version shall prevail.