# Key Information Document

This document provides you with key information about this investment product. It is not 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. This financial product does not promote environmental or social characteristics 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 |
|---|---|---|
| JSK Investments Private and Growth Equity Fund I, podfond, Class B Investment Shares in CZK, hereinafter the **"Sub-Fund"**<br>The Sub-Fund is a sub-fund of JSK Investments SICAV a.s., hereinafter the **"Fund"**<br>The Sub-Fund is managed by an alternative investment fund manager which exercises, with respect to this Sub-Fund, the rights under Articles 31, 32 and 33 of Directive 2011/61/EU of the European Parliament and of the Council | | CZ1005203461 |
| PRODUCT MANUFACTURER | WEBSITE | TELEPHONE |
| JSK Investments SICAV a.s. | www.jskinvestments.cz<br>www.jskinvestments.eu | +420 720 847 468 |
| NAME OF THE ALTERNATIVE INVESTMENT FUND | NAME OF THE SUB-FUND | NAME OF THE CLASS |
| JSK Investments SICAV a.s. | JSK Investments Private and Growth Equity Fund I, podfond | Class B |
| COMPETENT AUTHORITY RESPONSIBLE FOR SUPERVISING THE PRODUCT MANUFACTURER | | CLASS CURRENCY |
| Czech National Bank | | CZK |
| INFORMATION ON THE MANAGER | | DATE OF PRODUCTION / LAST REVISION |
| JSK Investments SICAV a.s. | | 12.2.2026 |

| WARNING |
|---|
| YOU ARE ABOUT TO PURCHASE A PRODUCT THAT IS COMPLEX AND MAY BE DIFFICULT TO UNDERSTAND. |

## What is this product?

### TYPE OF PRODUCT

Class B investment shares of a sub-fund of an investment fund, specifically a fund for qualified investors in the form of a joint-stock company with variable registered capital. This is an equity security issued by an investment fund which is:

- an alternative investment fund within the meaning of Directive 2011/61/EU of the European Parliament and of the Council (the "AIFMD"); and
- a fund for qualified investors within the meaning of Act No. 240/2013 Coll., on Investment Companies and Investment Funds, as amended (the "ZISIF").

### OBJECTIVES OF THE PRODUCT

The investment objective of the Sub-Fund is to achieve above-standard appreciation over a longer-term horizon, primarily through private equity investments, in the form of direct investments in companies mainly in Central Europe across industry sectors, usually by way of a takeover by management or an external management team, or by providing financial resources and know-how to strengthen their growth. Appreciation is then usually realised by selling the equity interest in the target company.

The return on investments in the Sub-Fund, any part thereof or any income therefrom is not secured in any way. The Sub-Fund is neither a secured nor a guaranteed investment fund, and no third parties provide investors with any guarantees in this respect.

All profit of the Sub-Fund is reinvested within the management of the Sub-Fund; however, the Fund may decide to pay investors a share in the profit of the Sub-Fund. The Fund may use leverage, which may result in higher returns but also more significant losses if markets develop adversely. To reduce investment-related risk, the Fund may use financial derivatives. Further information is set out in the Statute of the Sub-Fund, the Statute of the Fund and the Articles of Association of the Fund.

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

The Sub-Fund is established for an indefinite period; however, it targets the realisation of, and exit from, investments over a 9-year horizon. After this period, the Fund may decide to dissolve the Sub-Fund. The product is offered during the subscription period. The investor is not entitled to request the administrator to redeem the product during the first 3 years (lock-up), and early redemption remains unsuitable even after that period and is subject to an exit charge.
The Sub-Fund may be dissolved in particular on the basis of a decision on a transformation or dissolution of the Sub-Fund, or withdrawal of the Fund's authorisation, for example if the fund capital does not reach the required minimum threshold. The investor may obtain further information in the Articles of Association of the Fund, the Statute of the Fund and the Statute of the Sub-Fund.

### INTENDED RETAIL INVESTOR

This product may be acquired only by a qualified investor pursuant to Section 272(1) of the ZISIF, typically an institutional investor. The minimum investment is CZK 30,000,000. The product is suitable for investors who intend to complement their portfolio with alternative investments with a relatively aggressive risk-return profile, the performance of which is generally not dependent on the performance of traditional investment instruments (shares, bonds). The product is not suitable for investors who may require rapid liquidation of their investment before the planned investment horizon has expired.

**Investor's investment horizon: min. 9 years**

The product is particularly suitable for investors who:

- are able to absorb a loss of a significant part of the amount invested;
- accept the limited liquidity of their investment;
- have knowledge of, and experience with, private equity investing;
- have knowledge of, and experience with, investing in products with a long-term investment horizon;
- are able to provide funds under a previously made capital commitment on the basis of capital calls

### OTHER INFORMATION

Depositary of the Sub-Fund: Československá obchodní banka, a.s.
Administrator of the Sub-Fund: ALT investiční společnost a.s.

Dividend yield: Appreciation generated by the product is further reinvested.
Right of exchange: The investor has no right to exchange the product for another product issued by the Fund. The investor may obtain further information in the Statute of the Sub-Fund.
Further information: Upon request, the investor will be provided, free of charge, with the Statute of the Fund, the Articles of Association of the Fund, the Statute of the Sub-Fund and the latest published annual report of the Sub-Fund. These documents are also available to investors at www.jskinvestments.cz, together with information on the

past performance of the Sub-Fund. Additional information on the Sub-Fund may, if necessary, be obtained at Klimentská 1216/46, 110 00 Prague 1, by e-mail at vipinvestors@jskinvestments.cz and at www.jskinvestments.cz. Information and documents of the Fund and the Sub-Fund are prepared in the Czech language.
Benchmark: No benchmark is tracked as part of the Fund's investment strategy.

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

### SUMMARY RISK INDICATOR (SRI)

| 1 | 2 | 3 | 4 | 5 | **6** | 7 |
|---|---|---|---|---|---|---|

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**Lower risk** **Higher risk**

**WARNING**

The SRI assumes that you keep the product for 9 years. The actual risk can vary significantly if you request early redemption of the product. You may get back significantly less. Your ability to sell the investment before the end of the investment horizon is significantly limited.

### NARRATIVE DESCRIPTION OF THE SRI

The summary risk indicator is a guide to the level of risk of this product compared with other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 6 out of 7, which is the second-highest risk class, and adverse market conditions are therefore likely to affect our ability to pay you.

This product is also classified in the relevant risk class due to the absence of a relevant historical data series or a benchmark with suitable parameters.

Other material risks relevant to the product that are not included in the SRI:

- credit risk, liquidity risk, operational risks, valuation risks, risks relating to limited depositary oversight, political risks, counterparty risk, legal risks, sustainability risks, specific private equity risks, capital call risk and the risk of uneven appreciation of different classes and tranches of investment shares.

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

Further information on the risks of the Sub-Fund is set out in the Statute.

### PERFORMANCE SCENARIOS

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your adviser 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 future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The scenarios shown are examples based on certain assumptions. Markets could develop very differently in the future. The stress scenario shows what you might get back in extreme market conditions.

| | | | |
|---|---|---|---|
| Recommended holding period | | 9 years | |
| Example investment | | CZK 250,000 | |
| Scenario | | If you exit after 1 year | If you exit after 9 years |
| Minimum scenario | There is no minimum guaranteed return. You could lose some or all of your investment. | | |
| Stress scenario | What you might get back after costs | CZK 177,592 | CZK 254,346 |
| | Average return each year | -28.96% | 0.19% |
| Unfavourable scenario | What you might get back after costs | CZK 209,322 | CZK 462,061 |
| | Average return each year | -16.27% | 7.06% |
| Moderate scenario | What you might get back after costs | CZK 230,133 | CZK 2,145,836 |
| | Average return each year | -7.95% | 26.98% |
| Favourable scenario | What you might get back after costs | CZK 422,675 | CZK 8,802,572 |
| | Average return each year | 69.07% | 48.54% |

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

### NON-EXISTENCE OF GUARANTEES AND COMPENSATION SCHEMES FOR THE PRODUCT

An investor may incur a loss if the product manufacturer fails. Losses related to this product are not covered by any investor compensation or guarantee scheme. Assets of the Sub-Fund are, where possible, held by its depositary and segregated from the product manufacturer's assets.

The product and its manufacturer are not covered by the Securities Traders Guarantee Fund, the Financial Market Guarantee System or any other compensation or insurance scheme for the release of investor assets due to the financial situation of the product or manufacturer.

## What are the costs?

### COMPOSITION OF COSTS

| | | |
|---|---|---|
| **One-off costs upon entry or exit** | | |
| Entry costs | 0% of the amount you pay when entering into the investment in the Product during the initial subscription period of one year. Subsequently, an equalisation fee of 8% p.a. may be charged after the end of the initial subscription period. | For example, if a capital commitment is agreed 4 years after the beginning of the subscription period, the investor may, for an investment of CZK 250,000, pay an equalisation fee of CZK 90,122. |
| Exit costs | For redemption between years 5 and 9, an exit charge of 95% of the current value of the shares being redeemed is charged. The exit charge does not apply in the case of mandatory redemption, except for punitive redemption under the terms of the Statute of the Sub-Fund. | In the case of redemption of investment shares in the above period with a value of CZK 250,000, where the exit charge applies, the investor will receive CZK 12,500. |
| **Ongoing costs** | | |

| | | |
|---|---|---|
| Management, administration, depositary and other operating costs | 2.4% p.a. of the total capital commitment. This is an estimate. | For an investment of CZK 250,000 and 50% of capital commitments called on average, the management fee is CZK 12,000 per year. |
| Transaction costs | This is an estimate of the costs incurred by the Sub-Fund in connection with the purchase and sale of underlying investments for the product. These costs have been estimated at 0.20% p.a. of the fund capital. | For an investment of CZK 250,000 and 50% of capital commitments called on average, the average transaction costs are CZK 1,000 per year. |
| Incidental costs under specific conditions | | |
| Performance fees | 0% of the value of your investment per year in favour of the manager. | No performance fee is applied |

COMPOSITION OF COSTS

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and, where applicable, how well the product performs. The amounts shown in this table are examples based on a sample investment amount and different possible investment periods. We have assumed an investment of CZK 250,000 during the initial subscription period with a return of 0% p.a. for the entire holding period of the product.

| Item | If you exit after four years | If you exit after the recommended holding period |
|---|---|---|
| Total costs | CZK 250,000 | CZK 58,500 |
| Annual cost impact (RIY) | 25.00% | 2.60% |

## How long should I hold it and can I take money out early?

RECOMMENDED HOLDING PERIOD

Recommended holding period: 9 years.

PROCEDURE FOR EXITING THE INVESTMENT AND WHEN EXIT IS POSSIBLE

Funds may be withdrawn, or the investment exited, in the following ways:

- During the first 5 years, when the Sub-Fund class is closed, the investor is not entitled to request redemption of the product. Thereafter (from year 6), the investor is entitled to request redemption of the product, subject to payment of an exit charge, as such redemption is subject to exit charges. In extreme cases, up to two years may elapse between the investor's redemption request and payment of funds to the investor, which may affect the investor's return.
- The investment may also be subject to mandatory redemption (see the Statute of the Sub-Fund for details) at any time during the investment horizon, in particular due to excess cash in the assets of the Sub-Fund. This redemption is not subject to an exit charge, except for punitive redemption under the terms and the Statute of the Sub-Fund. In extreme cases, up to two years may elapse between the decision to carry out mandatory redemption and payment of funds to the investor, which may affect the investor's return.
- The investment may also be subject to punitive redemption if the investor breaches the terms set out in the Statute of the Sub-Fund, the terms and conditions for the issue and redemption of investment shares, the agreement on mandatory redemption of investment shares or the agreement on the issue and redemption of investment shares. Such redemption may be subject to exit charges. In extreme cases, up to two years may elapse between the decision to carry out punitive redemption and payment of funds to the investor, which may affect the investor's return.

FEES AND PENALTIES UPON REDEMPTION OF THE PRODUCT

- A charge of 95% of the current value of the shares being redeemed may be associated with redemption of shares, depending on the method of redemption (see the paragraph above).

## How can I complain?

SUBMITTING A COMPLAINT

A complaint concerning the product, the conduct of the product manufacturer or the product distributor, or any other part of the process, must be delivered to reklamace@altinvestment.cz. Any complaints concerning the administrator will be handled in cooperation with the manager of the Fund.
Detailed conditions for submitting a complaint are set out in the Complaints Handling Procedure published at www.jskinvestments.cz. The investor is entitled to lodge a complaint concerning the conduct of the Company 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.www.jskinvestments.cz.

## Other relevant information

INFORMATION DOCUMENTS TO BE PROVIDED TO THE INVESTOR IN THE PRE-CONTRACTUAL OR POST-CONTRACTUAL PHASE

- Investment in the product is connected with capital calls, i.e. the investor's obligation to provide funds for the purpose of subscribing for the product (investment shares) on an ongoing basis in response to calls by the Sub-Fund. The investor may therefore be called upon to provide funds within 10 days, up to the amount of their capital commitment. Providing these funds may significantly affect the investor's financial situation.
- Any equalisation surcharge may significantly affect the investor's return.
- If the investor breaches the terms to which they have agreed, punitive redemption may be applied to the investor and may be subject to an exit charge.
- The management fee is charged on the capital commitment, which may, where a relatively small amount of funds has been called, result in a high percentage cost burden for the Sub-Fund.

Further information for prospective investors or investors is made available in the pre-contractual phase or after the conclusion of the relevant agreement through the following documents.

1. Statute of the Fund and the Sub-Fund
2. Agreement on the Issue and Redemption of Investment Shares
3. Terms and Conditions for the Issue and Redemption of Investment Shares
4. Agreement on Mandatory Redemption of Investment Shares
5. Articles of Association of the Fund
6. Latest Annual Report of the Sub-Fund
7. Conflict of Interest Management Policy, Voting Rights Policy, Complaints Handling Procedure, Order and Trade Execution Policy