



PURPOSE

PRODUCT

WHAT IS THIS PRODUCT?

Type

GE.AN.KO.XY ESTATES FUND Class A Shares are issued with respect to the Investment Compartment and carry non-voting rights, in accordance with the Company's prospectus. None of the shares issued by the Company, including GE.AN.KO.XY ESTATES FUND Class A Shares are listed on any regulated exchange market or multilateral facility. The Fund Manager has discretion over the investments of the Investment Compartment, subject to the provisions of the Company's prospectus and the offering supplement of the Investment Compartment. The assets and liabilities of each Investment Compartment of the Company are segregated as per article 9 of the AIF Law. Even though the AIF Law refers to segregation between investment compartments, the AIF Law has yet to be affirmed by judicial authorities through court proceedings. As such, no definitive assurance can be provided regarding the enforceability of investment compartment segregation in case of liquidation of any investment compartment, or distribution of profits with respect to each investment compartment or in other circumstances. Investors currently do not have the right to exchange any of their GE.AN.KO.XY ESTATES FUND Class A Shares into investment shares of another investment compartment of the Company. Any dividend relating to GE.AN.KO.XY ESTATES FUND Class A Shares is to be distributed at the discretion of the Board of Directors of the Company after proposal by the Fund Manager.

Term

Objectives

The Investment Compartment's objective is to offer investors the opportunity to invest in high-quality residential and commercial real estate properties located in strategically selected districts of Cyprus and Greece. The primary aim is to deliver a stable and secure income stream while maintaining a relatively low-risk profile and contributing positively to the ecosystems of these residential and commercial markets. The main focus is in acquiring, owning, and managing properties with strong income potential emphasizing sustainability and alignment with local community needs, strategic location ensuring alignment with long-term growth and value creation, tenant diversification and prudent investment strategy employing a research-driven approach to analyze location and asset-specific characteristics. The Investment Compartment may also hold cash and cash equivalents such as government and corporate bonds. Leverage may be utilised primarily when expanding opportunities arise or other cases such as redemption coverage or working capital requirements. The use of Leverage may create an opportunity for increased returns to Investors but may also result in exposure to additional levels of risk including (i) greater losses from investments that would otherwise have been the case had no such leveraging occurred and (ii) reduced returns where the investment fails to earn a return that

equals or exceeds the cost of Leverage related to such investments. The investment objective of the Investment Compartment does not include any considerations or objectives regarding sustainability and is not obligated to do so.

Intended retail investor

Apart from professional investors (as defined in the Second Appendix of the Investment Services and Activities and Regulated Markets Law 87(I)/2017 as amended from time to time), this product is also suitable for retail investors who: (i) qualify as well-informed investors (as defined in the AIF Law); (ii) have a high risk appetite; and (iii) are seeking returns over the medium to long term horizon. The investor's objective for this investment should be aligned with the objective of the product as outlined above and in the Investment Compartment's offering supplement.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Summary Risk Indicator ("SRI")

Lower Risk

Higher Risk



Potential Lower Reward

Potential Higher Reward

This product is classified as 6 out of 7 which is the second-highest class. This classification is based on the PRIIP Methodology for Market Risk Measure (MRM). This rates the potential losses from future performance at a very high level and poor market conditions are very likely to impact the capacity to pay you. Please note that the product's classification is not constant and may change over time. Other risks materially relevant to the product that are not included in the SRI include liquidity risk, operational risk, environmental risks etc.

This SRI assumes you keep the product for 5 years. The actual risk can vary significantly if you cash earlier, and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back. For more information, please refer to section below "HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY".

The SRI 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 because of movements in the markets or because we are not able to pay you.

Market developments in the future cannot be accurately predicted. The scenarios shown in the section "Performance Scenario" below are only an indication of some of the possible outcomes based on projected returns. Actual returns could be lower. A comprehensive analysis of the relevant risks, including general risks (i.e. investment shares carrying non-voting rights, political, economic, legal and currency risks), management risks, and other risks are elaborated in the "RISK FACTORS and INVESTMENT CONSIDERATIONS" section of the Company's prospectus and the Investment Compartment's offering supplement, respectively. This product does not include any protection from future market performance, so you could lose some or all your investment.

Performance Scenarios

Recommended holding period: 5 Years		Investment €10,000		
Scenarios		If you exit after 1 Year	If you exit after 3 Years	If you exit after 5 Years (recommended holding period)
Minimum There is no minimum guaranteed return. You could lose some or all of your investment				
Stress	What you might get back after costs	€7,409	€3,150	€1,024
	Average return each year	-24.40%	-24.71%	-27.58%
Unfavourable	What you might get back after costs	€9,030	€7,653	€6,364
	Average return each year	-9.70%	-8.53%	-8.64%
Moderate	What you might get back after costs	€10,696	€13,019	€16,052
	Average return each year	6.96%	9.19%	9.93%
Favourable	What you might get back after costs	€11,059	€15,045	€20,777
	Average return each year	12.84%	15.36%	16.22%

This table shows the money you could get back over the next five (5) years, under different scenarios, assuming that you invest €10,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product. The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor. This means it is difficult to estimate how much you would get back if you are willing to cash in before the recommended holding period (5 years).

WHAT HAPPENS IF THE PRIIP IS UNABLE TO PAY OUT?

In the event of default of the Investment Compartment, the investors are expected to face a financial loss. Deposits by collective investment schemes are excluded from the Cyprus Deposit Guarantee and Resolution of Credit and Other Institutions Scheme. The investors in the Investment Compartment are not protected by any investor compensation or guarantee scheme.

WHAT ARE THE COSTS?

The Reduction in Yield ("RIY") shows what impact the total costs you pay will have on the investment return you might get. The total costs consider, one-off, recurring and incidental costs. The person advising on, or selling, this product may charge additional costs. If so, this person will provide you with information about these costs and how they affect your investment. The amounts shown here are the cumulative costs of the product itself, for one holding period. The figures assume you invest €10,000. The figures are estimates and may change in the future. Annual cost impact illustrates how costs reduce your return each year over the recommended holding period.

Costs over time

Investment €10,000			
Scenarios	If you exit after 1 year	If you exit after 3 years	If you exit after 5 years (recommended holding period)
Total Costs	€479.7	€749.2	€1,218.7
Annual cost impact	5.04%	2.81%	2.07%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

One-off costs upon entry or exit		
Entry costs	We do not charge an entry fee	€0
Exit cost	We do not charge an exit fee for this project, but the person selling you the product may do so	€0
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.06% of the value of your investment per year	€106
Portfolio transaction costs	0.35% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	€35
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product	€0

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

The lock-up period in which investors are not allowed to sell GE.AN.KO.XY ESTATES FUND Class A Shares is a maximum of a total of five (5) years. The 5-year recommended holding period is appropriate because the product is designed for medium to long term investment. The value of investments may go down as well as up irrespective of the period investments are held, depending on such factors as the performance of the product and market conditions. GE.AN.KO.XY ESTATES FUND Class A Shares may be redeemed on an annual basis i.e. on the first business day of each January being the dealing day and on any other date that the Fund Manager may determine at its absolute discretion, upon consideration of a request for an ad-hoc redemption. Any transactions with respect to the GE.AN.KO.XY ESTATES FUND Class A Shares may be subject to exit fees (please refer to section "COMPOSITION OF COSTS"), taxes, transaction or advisor fees.

HOW CAN I COMPLAIN?

Investors who wish to file a complaint must do so by submitting their complaint, along with any relevant information, as follows:

- Either, via e-mail to support@argusmanager.com, or
- Via post to the Fund Manager's address: 25 Demostheni Severis Ave., Metropolis Tower, 4th floor, CY-1080.

Information can also be found on the Fund Manager's website at: www.argusmanager.com

OTHER RELEVANT INFORMATION

The latest version of this document, copy of the Company's prospectus, the Memorandum and Articles of the Company, the latest annual report and half-yearly report, and information on the latest NAV per share and historic performance (if any) and any additional information can be obtained free of charge, in English, by referring to the Fund Manager using their website or at their contact numbers shown in this document or from the office of the Fund Manager, at 25 Demosthenis Severis Ave., Metropolis Tower, 4th floor, Nicosia CY-1080, Cyprus, upon request.

Without prejudice to ad-hoc reviews, this Key Information Document is updated at least every 12 months following the date of its latest publication date.

Issued in Cyprus by the Fund Manager.