

**«USTEK RESIDENTIAL DEVELOPMENT FUND»****Key Information Document (KID).**

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**PURPOSE**

This document provides you with key information about this investment product. This is not a marketing material. This information is legally required 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: "Ustek residential development fund"

Asset Manager: Alliance Venture osoba rizikového kapitálu a.s., Registration Number: 07458835

Registered Address: Vlkova 532/8, Žižkov, 130 00 Praha 3

Registration with the Czech National Bank (CNB): Number 2018/150103/CNB/570

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Alliance Venture osoba rizikového kapitálu a.s. is registered with the Czech National Bank (CNB) in accordance with section 15 of Act No. 240/2013 Sb on Investment Companies and Investment Funds (ZISIF). The fund's activities are not subject to CNB regulation but Fund is required to fulfill reporting obligations in accordance with Article 1(110) of Commission Delegated Regulation (EU) No. 231/2013 supplementing Directive 2011/61/EU of the European Parliament and of the Council.

**ABOUT THE PRODUCT****TYPE:**

The investment product "Ustek residential development fund" is an actively managed portfolio of collective investment instruments. "Ustek residential development fund" is a closed term real investment fund with a projected start date 01 april 2025 and dissolution date 01 april 2028 and upper limit of 10M Eur.

**GOAL:**

The goal of the investment product is to achieve portfolio growth within the recommended investment horizon. The investment strategy "Ustek residential development fund" is a fixed term investment fund that is designated to the purchasing of the urban land, construction of residential housing and disposal of resulting square meters to the institutional and retail clients interested in residential Real Estate. The underlying case is a construction project of residential building in Ustek, Czech Republic.

**TARGET INVESTOR:**

This product is intended exclusively for qualified investors as defined under Section 272 (1) ZISIF. The product is suitable for conservative investors who wish to invest in tangible assets with little risk of loss and higher potential returns compared to EURIBOR.

Investor's Investment Horizon: 3 years. Minimum Investment Amount: €125,000.

The product is primarily suitable for investors who:

- Are able to accept the loss of a smaller part of their invested capital;
- Can tolerate the low liquidity of their investments;
- Are comfortable with the low volatility of the value of their investments;



- Possess knowledge and experience in development;
- Have knowledge and experience in investing in Real Estate.

## WHAT ARE THE RISKS AND EXPECTED RETURNS?

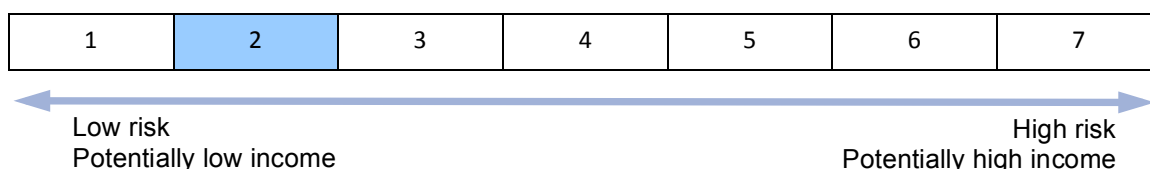
### SUMMARY RISK INDICATOR – SRI

#### NOTICE:

The SRI (Summary Risk Indicator) suggests that the investment in this product should be held for at least 5 years. Actual risk may vary significantly if you request a return on your investment before this period.

The SRI helps to compare the risk level of the product in question with the risk levels of other products. This risk indicator reflects the probability of the investor will lose money due to market fluctuations.

#### Summary Risk Indicator



We have classified this product as 2 out of 7, which represents a below average risk class. This classification is based on the low possibility of loosing of the land and buildings once they are erected. The risk indicator assumes a 5-year investment horizon. The actual level of risk may vary depending on the investment duration.

### RETURN SCENARIOS

The following table shows the amount an investor could receive over 5 years under different scenarios, assuming an initial investment of €200,000.

The presented scenarios represent an estimated projection of future outcomes and are not exact indicators. Returns may vary depending on market performance and the duration of the investment. The figures provided include all costs (fees) associated with the product, where applicable. However, these figures do not take into account taxation on your income in your jurisdiction.

| Scenarios            |   | 1 year   | 3 years  |
|----------------------|---|----------|----------|
| Stress scenario      | Investment amount after all costs are accounted | €194 000 | €182 000 |
|                      | Average annual return / 3 year return           | -3%      | -9%      |
| Unfavorable Scenario | Investment amount after all costs are accounted | €198 000 | €194 000 |
|                      | Average annual return / 3 year return           | -1%      | -3%      |
| Moderate Scenario    | Investment amount after all costs are accounted | €210 000 | €230 000 |
|                      | Average annual return / 3 year return           | 5%       | 15%      |
| Favorable            | Investment amount after all costs are accounted | €216 000 | €248 000 |



| Scenario | Average annual return / 3 year return | 8% | 24% |
|----------|---------------------------------------|----|-----|
|----------|---------------------------------------|----|-----|

#### WHAT HAPPENS IF ALLIANCE VENTURE OSOBA RIZIKOVÉHO KAPITÁLU A.S. CANNOT MAKE PAYMENTS?

The assets entrusted by investors for management are not the property of the asset manager, Alliance Venture osoba rizikového kapitálu a.s., and are separated from the assets of Alliance Venture osoba rizikového kapitálu a.s. All investor assets are held in investments or on separate accounts managed by Alliance Venture osoba rizikového kapitálu a.s. In the event of insolvency or liquidation of the asset manager Alliance Venture osoba rizikového kapitálu a.s., all assets will be divided among individual investors in accordance with their share of the total assets. Investors may face financial losses, and such losses are not covered by compensation or an investment guarantee scheme.

#### WHAT ARE THE EXPENSES ASSOCIATED WITH THE INVESTMENTS?

Reduction in Yield (RIY) shows how the total costs you pay will impact the return on your investment. The total costs include one-off, ongoing, and additional expenses.

The table provides an estimated calculation of the fees and expenses associated with the investment over three different investment periods. These figures represent an estimated projection of fees and expenses and are not exact indicators. They include possible charges for early termination of the contract. Data assume an initial investment of €200,000 and are calculated based on the Moderate Scenario. These figures are estimated and may change in the future.

#### EXPENSES OVER TIME

The person selling or advising you on this product may charge additional fees. If this is the case, they must provide you with information about these costs and explain the impact that all costs will have on your investments over time.

| Investment amount: 200 000 EUR        | 1 year | 2 years | 3 years |
|---------------------------------------|--------|---------|---------|
| Total Expenses Over the Entire Period | €1500  | €3000   | €4500   |
| Impact on Return (RIY) per Year       | 15%    | 15%     | 15%     |

#### EXPENSE STRUCTURE

The table below shows:

- the impact of each type of expense that you might incur by the end of the recommended holding period;
- the significance of various types of expenses on the annual return based on the Moderate Scenario model.

| Impact on Annual Return |                             |    |   |
|-------------------------|-----------------------------|----|---|
| One-Time Expenses       | Entry Fee                   | 0% | Impact of costs paid when entering the investment                         |
|                         | Exit Fee                    | 0% | Impact of costs paid when exiting the investment                          |
|                         | Early Exit Fee              | 5% | Impact of early exit costs (before 3 years from the investment date)      |
| Ongoing Expenses        | Portfolio Transaction Costs | 0% | Impact of costs for buying or selling assets within the managed portfolio |



|                 | Other Ongoing Costs | 0% | Impact of annual management costs for your investment   |
|-----------------|---------------------|----|---|
| Additional Fees | Capital Gains Fee   |    | <p>Capital gains fee is calculated based on NAV (Net Assets Value) that consists of cash reserves plus finished/unfinished construction priced to market and audited by licenced real estate institution. The "Calculation Period" is defined as the period starting on the first day of each year and ending on the last day of each year. This fee is intended to reward investment managers.</p> <p>The fee structure is as follows:</p> <ul style="list-style-type: none"><li>• For returns between 0% and 5% for 1 year period, the fee is 15% of Gains.</li><li>• For returns exceeding 5% for 1 year period, the fee is 30% of Gains.</li><li>• Final Capital Gains Fee is adjusted at dissolution date and shall not be less than 15% fee for 3Y combined gains between 0% and 15% and 30% fee for any gain exceeding 15% over 3Y.</li></ul> <p>If entry or exit was effectuated in the middle of a calendar year all fees are prorated accordingly at the next reporting date of 31st Jan or funds final dissolution date.</p> |

#### HOW LONG SHOULD I HOLD THIS INVESTMENT? IS EARLY WITHDRAWAL POSSIBLE?

The recommended investment horizon is 3 years.

The minimum investment period is 1 year.

Early withdrawal is possible but requires the approval of the asset manager, as early withdrawal may lead to premature or unfavorable asset liquidation, which could negatively impact the value of the product.

#### HOW CAN I FILE A COMPLAINT?

You can file a complaint:

- By calling the Contact Center at: +420 704-332-406
- By email at: [support@alliance-vc.com](mailto:support@alliance-vc.com)
- Or through the website: [www.a-venture.cz](http://www.a-venture.cz)

#### ADDITIONAL INFORMATION

Documents to be provided to the investor:

- Contract
- Amendments to the contract
- Statement for the implementation of measures to combat the legalization of income derived from criminal activities and the financing of terrorism
- Qualified investor declaration
- Investment questionnaire for suitability assessment
- Tax residency declaration