

# Key Information Document ("KID")

## Purpose

This customer information document makes relevant information available to you about this investment product. It is not advertising material. This information is mandated by law to help you understand the type, risk, costs and potential gains and losses of this product, and help you compare it to other products.

## Product

Name of the product: CORE Fund -CZK-  
ISIN / securities number: LI0511346780 / 51134678  
Issuer of the product: IFM Independent Fund Management AG („IFM“)  
Landstrasse 30, 9494 Schaan, Fürstentum Liechtenstein, Web: [www.ifm.li](http://www.ifm.li), Tel.: +423 235 04 50  
Responsible supervisory authority: Finanzmarktaufsicht Liechtenstein (FMA), Web: [www.fma-li.li](http://www.fma-li.li)  
Creation date of this customer information document: 07.07.2025

You are about to buy a product, which is not simple and which can be difficult to understand.

## What type of product is it?

**Type:** Alternative Investment Fund (AIF) in the legal form of a collective trust

**Maturity:** Due date: none  
Unilateral termination by PRIIP issuer is possible: yes  
Automatic termination of the PRIIP: no

**Target:** The investment objective of the Fund is mainly to generate adequate yields with a combination of ongoing rental income and continuous capital appreciation. The fund is actively managed and is not benchmark oriented. To achieve the investment objective, the AIF invests its assets predominantly (at least 51%) directly or indirectly in real estate in the Czech Republic. Furthermore, the Fund can invest in dematerialized or certificated property or bonds, securities, such as units of other funds and fixed-income or variable rate securities. Further information can be found in Annex B of the trust agreement of the Fund (see also the “Trust Agreement”). Investments of the Fund may primarily involve office and commercial buildings, hypermarkets and shopping-centers as well as local retail real estate (such as supermarkets, malls, shops, multifunctional stores), logistic properties and real estate with infrastructure like usage (such as service stations, rest areas, utilities), industrial properties (such as factories, warehouses) and multifunctional real estate. The Fund is permitted to perform derivative transactions only for hedging reasons. Within this framework, the manager is entitled to select individual instruments. The Fund does not intend to track any particular index or indicator. The Fund does not actively follow any particular index. The proceeds are not paid out and are reinvested within the Fund, whereby it increases the value of the units. Investors may request the management company to repurchase their units of the Fund essentially on a monthly basis. However, the AIFM may suspend such repurchases if necessary due to extraordinary circumstances or it is in the interest of the investors. The Fund is suitable for risk-tolerant investors with a mid- and long-term investment horizon. Warning: The Fund may not be suitable for investors who intend to collect their money in less than 5 years.

**Small investor target group:** The present fund is suitable for retail customers, professional customers, and qualified counterparties with the investment aim of capital growth and a long-term investment horizon of at least 5 years who have broader knowledge of and/or experience with financial products and who can bear high financial losses or even a total loss for reaching their investment goal.

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

### Summary Risk Indicator



Lower risk

Higher risk



This risk indicator is based on the assumption that you will hold the product for longer than 5 years. If you liquidate the investment prematurely, the actual risk can differ significantly from this and you might receive less in return as the case may be. The total risk indicator helps you estimate the risks associated with this product in comparison to other products. It shows how high the probability is that you will lose money with this product because the markets develop in a certain way or we are unable to pay you out. We have rated this product on a scale from 1 to 7 in risk class 6, where 6 means a high risk class.

The risk of potential losses arising from the future performance is classified into a high. In unfavourable market conditions, it is possible probable that our ability to pay you out will be limited. **Please notice the potential exchange rate risk. You receive payments in CZK so the final return you will get depend on the exchange rate. This risk is not considered in the aforementioned indicator.** This product does not offer any protection against future market developments, so that you might lose the invested capital in full or in part.

The following relevant risks are not considered in the risk indicator:

**Liquidity risks:** Negative effects in situations where the Fund must sell assets for which there is insufficient demand or only demand at prices that are significantly too low.

**Operational risks and depositary risks:** The Fund can become the victim of fraud or other criminal acts. It can also suffer losses from misunderstandings or mistakes by employees of the AIFM or a depositary or external third parties. Lastly, its management or the custody of its assets can be affected negatively by external events such as fires, natural disasters or similar.

**Risks arising from the use of financial techniques:** The Fund can use financial techniques such as derivatives contracts and securities lending to increase the Fund's yield opportunities. These increased opportunities involve increased loss risks.

## Performance scenarios

Recommended holding period: 5 years Investment example: CZK 10'000		If you exit after 1 Year	If you exit after 5 Years
Minimum	There is no guaranteed minimum return. You could lose all or part of your investment.		
Stress scenario	What you might receive after deduction of the costs	8'470.00	7'790.00
	Average annual return	-15.26%	-4.87%
Pessimistic scenario	What you might receive after deduction of the costs	9'440.00	9'940.00
	Average annual return	-5.65%	-0.12%
Average scenario	What you might receive after deduction of the costs	10'410.00	12'540.00
	Average annual return	4.13%	4.64%
Optimistic scenario	What you might receive after deduction of the costs	11'730.00	16'150.00
	Average annual return	17.25%	10.07%

The figures quoted include all the costs of the product itself, but may not include all the costs' that you have to pay to your advisor or distributor' as well as the costs of your advisor or distributor. It also does not take into account your personal tax situation, which may also affect the final amount you receive. In addition, any entry and exit costs are not taken into account in the figures given.

What you get out of this product in the end depends on the future market development. The future market development is uncertain and cannot be predicted with certainty. The scenarios presented are based on past results and certain assumptions. The markets may develop completely differently in the future. The stress scenario shows' what you could recover in the event of extreme market conditions and does not take into account the event' that we may not be able' to make the payout. The scenarios presented represent an estimate of future performance based on past changes in the value of this investment; they are not an exact indicator.

## What will happen if IFM is unable to make payment?

The assets managed on account of the investors for the purpose of collective capital investment will not be included in the insolvent estate in the event of liquidation and insolvency of IFM Independent Fund Management AG, and it will not be liquidated together with your assets. The assets of the collective capital investment made in securities, which are held by the depositary, will be subject to the right of separation in the event of the depositary's insolvency. These assets of the collective capital investment – except for deposits – will therefore not be included in the bank's insolvent estate in the event of the depositary's insolvency. Any collective capital investment can be transferred to another PRIIP issuer with the agreement of the FMA or it can be liquidated by way of separated satisfaction in favour of the investors.

## What are the costs?

The person who sells you this product or advises you on it' may charge you other costs. If this is the case' the person informs you about these costs and shows you' how all costs will affect your investment over time.

### Costs over time

The tables show amounts taken from their facility to cover various types of costs. These amounts depend on how much you invest, how long you hold the product, and how well the product performs. You amounts shown here illustrate an example investment amount and various possible investment periods.

- In the first year, you would get back the amount invested (0% annual return). For the other holding periods, we have assumed that the product develops as shown in the middle scenario.
- 10'000 CZK are invested.

Investment: CZK 10'000	If you exit after 1 Year	If you exit after 5 Years (RHP)
Total costs	CZK 550.00	CZK 900.00
Effects on the return per year (RIY) *	5.48%	1.46%

(\*)These figures illustrate how costs reduce your return per year during the holding period. For example, if you exit at the end of the recommended holding period, your average return per year is expected to be 6.10% before costs and 4.64% after costs.

## Composition of costs

The following table shows how the different kinds of costs affect the investment yield, which you might receive at the end of the recommended holding period, each year and what the various cost categories include.

One-off costs upon entry or exit		
Entry costs	5.0000% of the amount you pay in when entering this investment. The maximum costs are indicated and you might pay less. The costs for the distribution of your product are included.	500 CZK
Exit costs	0.0000% of your investment before it is paid out to you.	0 CZK
Ongoing costs (taken each year)		
Management fees and other administrative or operating costs	0.4800% of the value of your investment per year. This is an estimate based on actual costs over the last year.	48 CZK
Transaction costs	0.0000% 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.	0 CZK
Incidental costs taken under specific conditions		
Performance fee (and carried interest)	There is no performance fee for this fund.	0 CZK

## For how long should I hold the investment and can I withdraw money prematurely?

### Recommended holding period in years: 5

Based on the risk and yield profile, we recommend a holding period for this product of at least 5 years. However, you can return the product to the issuer toward the next NAV in observation of the notice periods stated in the Fund documents. A premature return can substantially influence the risk and yield profile. In each case, exit costs according to the Fund documents can be incurred.

## How can I lodge complaint?

The investors have the option to complain to in case of the AIFM (the issuer of this product), IFM Independent Fund Management AG, Landstrasse 30, FL-9494 Schaan. The complaint can be lodged by email, fax or in writing and is free of charge for the investor. You can find contact details at [www.ifm.li](http://www.ifm.li) or you can contact us directly at [feedback@ifm.li](mailto:feedback@ifm.li).

## Other useful information

Depository: Bank Frick AG, Landstrasse 14, FL-9496 Balzers

The investor information, the trust agreement, the basic customer information document (PRIIP-KID), as well as the most recent annual financial statements, if already published, are available free of charge on a permanent data carrier of the AIFM, the depository, the paying agents and at all distributors at home and abroad, and on the website of the LAFV [Liechtensteinischer Anlagefondsverband] (Liechtensteinischer Investment Fund Association) at [www.lafv.li](http://www.lafv.li). The legally required information about the historical performance, the monthly performance scenarios, and more information about the fund and the issuer of this product can be found at [www.ifm.li](http://www.ifm.li).