

Key Information Document

LitFin Alpha podfond, Alpha podfond Class A EUR, LitFin SICAV a.s.

1. PURPOSE

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.

2. PRODUCT

- 2.1 Product Name:** LitFin Alpha podfond, Alpha podfond Class A EUR, LitFin SICAV a.s. (the "Product")
- 2.2 Product Manufacturer:** LitFin SICAV a.s., with registered office at náměstí Republiky 1079/1a, 110 00 Prague 1 - Nové Město, ID No. 197 20 882 (the "Fund")
- 2.3 ISIN:** CZ0008051141
- 2.4 Website:** www.woodis.cz
- 2.5 For further information:** (+420) 222 096 111 or write to fondy@wood.cz
- 2.6 The competent supervisory authority:** The Czech National Bank (Na Příkopě 28, 115 03 Praha 1, www.cnb.cz) is responsible for the supervision of LitFin Alpha podfond, Alpha podfond Class A EUR, LitFin SICAV a.s. in relation to the disclosure of key information.
- 2.7 Date of this document / date of last modification:** 18 October 2023

3. WHAT IS THIS PRODUCT?

3.1 Type

Euro class of a sub-fund of an investment fund of qualified investors in the legal form of a joint stock company with a variable share capital.

3.2 Duration

The Fund is established for an indefinite period and there is no maturity date. An investment in the Fund cannot be automatically terminated under any circumstances.

The agreement on the issue and redemption of investment shares may be terminated by agreement of the parties or by unilateral termination with one month's notice by the investor or the Fund, with or without giving reasons. The investor's rights incorporated in the investment shares shall continue after the termination of the contractual relationship, in particular the right to redeem the investment shares.

3.3 Objectives

The objective of the Product is the appreciation of investment shares over a long-term time horizon. The investment strategy is to invest in litigation funding in European Union countries. Litigation outcomes are typically not affected by macroeconomic trends and thus do not correlate with the performance of traditional assets or real estate. They thus provide good protection against market downturns and reduce the volatility of investors' portfolios.

The Product does not track or replicate any particular index or indicator and the performance of the Product is not compared against any benchmark. The Product adopts an absolute return strategy and the returns from the performance of the Product are reinvested. The Product may use repurchase agreements to reduce risk, reduce costs or to generate additional returns for the Product.

The return on invested funds is not guaranteed and is dependent on the value of the underlying assets. Given the risk profile, the recommended holding period is at least 5 years. Investment shares are issued and redeemed annually at the current value determined in accordance with the fund's statutes. Investors may request redemption of investment shares.

The product does not have a specific target in relation to any industry, geographic or other market sector or specific types of assets. The product allows for discretionary choices for certain intended investments.

The Fund issues a class of investment shares denominated in EUR (EUR class) and a class of investment shares denominated in CZK (CZK class). Currency risk is actively managed with the objective of maximising returns in euro. The EUR class of the Fund has been chosen as representative in this Key Information Document.

3.4 Intended investor

The Fund and the Product are not intended for retail investors. The Product is intended exclusively for qualified investors within the meaning of Section 272 of Czech Act No. 240/2013 Coll., on Investment Companies and Investment Funds, who have experience in investing in various financial market instruments and have sufficient experience necessary to assess the risks of the investment. They are thus aware of all the risks that arise for them from this investment and know the differences in the regulation of qualified investor funds and the risks associated with this type of investment. An investment in the Product is not intended for qualified investors with an investment horizon of less than 5 years, for qualified investors who do not have sufficient experience of investing in similar financial instruments and for investors without sufficient capital to ensure that any failure of the investment will not significantly jeopardise the investor's standard of living and the impact on the investor's financial objectives will not be significant.

3.5 Further information

The Depositary of the Fund and the Product is UniCredit Bank Czech Republic and Slovakia, a.s., with its registered office at Želetavská 1525/1, Prague 4 - Michle, Postal Code 140 92, ID No. 649 48 242, registered in the Commercial Register maintained by the Municipal Court in Prague, File No. B, Insert 3608 (the "Depositary").

The current version of the Articles of Association and the latest published annual report of the Fund are available on the website www.woodis.cz and can be obtained free of charge by any subscriber of investment shares at the registered office of the Fund or by sending them in electronic form upon request to fondy@wood.cz, in Czech and English. Other information about the Product may be obtained in the same manner.

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

4.1 Risk indicator



The risk indicator assumes that you keep the product for 5 years. Actual risk may significantly if the Product you cash out in the initial phase, and you may get back less.

The aggregate risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely you are to lose money as a result of the markets or because we are unable to pay you. We have ranked this product as Class 6 out of 7, which is the second highest risk class. This values the potential loss of future performance at a high level and it is very likely that our ability to pay you will be affected by adverse market conditions.

In practice, the risk associated with an investment varies substantially with different holding periods (length of investment), failure to meet the investment horizon

the actual risk may be significantly higher and you may recover significantly less if you exit early.

For more information on early termination and the recommended holding period, please see below. Please also note that the value of an investment may go down as well as up over and the return on investment is not guaranteed. In extreme , the maximum loss may be the entire amount invested.

Beware of currency risk. You will receive payments in different currencies, so the final return you receive depends on the exchange rate between the two currencies in question. This risk is not considered in the above indicator. The Fund also includes material liquidity risk.

There is no material risk associated with an investment in investment shares denominated in Czech crowns (CZK class) compared to an investment in investment shares denominated in euros (EUR class).

Other risks that an investor takes when investing in this fund that are not reflected in the SRI are: operational, settlement, real estate valuation and concentration risks.

4.2 Performance scenarios

These figures include all costs of the product itself, but may not include all costs you pay to your consultant 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 out of this product depends on the future performance of the market. Future market developments are uncertain and cannot be predicted with accuracy.

These scenarios are examples based on the results to date and on certain assumptions. Markets may develop very differently in the future.

The stress scenario shows what you could recover under extreme market conditions.

Recommended time:		5 years	
Example of investment		EUR 10 000	
Scenarios		If you exit the investment after one year	If you exit the investment after 5 years
Minimum	Minimum yield is not guaranteed. You could lose some or all of your investment.		
Stress	What you could get back after deducting costs	EUR 7 419	2 530 EUR
	Average annual return	-25,8 %	-24,0 %
Adverse	What you could get back after deducting costs	EUR 9 847	EUR 10 418
	Average annual return	-1,5 %	0,8 %
Moderate	What you could get back after deducting costs	EUR 11 012	EUR 18 223
	Average annual return	10,1 %	12,8 %
Favorable	What you could get back after deducting costs	EUR 11 497	EUR 22 609
	Average annual return	15,0 %	17,7 %

5. WHAT HAPPENS IF LITFIN SICAV A.S. IS NOT ABLE TO PAY OUT?

Cash and property accounts are established and maintained by the Depositary on behalf of the Fund and are separate from the assets of the Fund and the Depositary. Any

Therefore, the insolvency of the Fund as a product creator or Depositary does not affect the value of the investment.

The return on the investment in the Sub-Fund, its part or the return on investment is not guaranteed in any way. No guarantees are provided by third parties for the protection of investors.

6. WHAT ARE THE COSTS?

The person selling or advising you about the product may charge you different costs. If this the case, this person will provide you with information about these costs and how they affect your investment.

6.1 Cost in time

The tables show the amounts that cover different types of costs from your investment. These amounts depend on the amount of your investment, the length of time you hold the product [and (where applicable) the performance of the product]. The amounts shown in this table are examples based on a sample investment amount and different possible investment periods.

We assumed that:

- in the first year, you would get back the amount you invested (0% annual return); for the other holding periods, we have assumed the performance of the product under a moderate scenario,
- EUR 10 000 per year is invested.

Scenarios	If you exit the investment after 1 year	If you exit the investment after 5 years
Total costs	1 085 EUR	EUR 3 355
Impact of annual costs (*)	10,8 %	6,7 %

(*) This figure shows how the costs reduce your return each year over the holding period. For example, it shows that if you exit the investment within the recommended holding period, your expected average annual return will be 19.5% before expenses and 12.8% after expenses.

These figures include the maximum distribution fee that the person selling the product to you can charge, which is 3% of the amount invested. The actual amount of the distribution fee will be communicated to you by that person.

6.2 Composition of costs

One-off costs on entry or exit		If you exit the investment after one year
Cost of entry	3.0% of the amount you pay when you enter the investment. The figure is based on the maximum entry fee, the actual amount is determined by the product distributor.	291 EUR
Cost of output	0% of the amount you pay if you terminate the investment after one year	0 EUR
Ongoing costs charged each year		
Management fees and other administrative or operating costs	2.5% of the value of your investment per year. This is an estimate based on actual costs for last .	243 EUR
Transaction costs	0.1% of the value of your investment per year. This is an estimate of the costs incurred in buying and selling the underlying investments for the product. The actual amount will vary depending on the volume bought and sold.	10 EUR
Incidental costs under certain conditions		
Performance fees	1.0% of the value of your investment per year. The impact of the performance fee we collect on the net appreciation of your investment if the product has performed positively.	95 EUR

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

Recommended period: 5 years

The length of the recommended horizon is related to the risk profile of the Product, where riskier assets are subject to higher market fluctuations in the short term and thus the value of the investment may be negatively affected. Adherence to the horizon significantly increases the likelihood that the appreciation of the investment will be positive.

The Investment Shares shall be redeemed from the Investor no later than three (3) months from the first valuation of the Product following the receipt of the request under the Agreement, and no later than one (1) year from the receipt of the request. Investment Shares shall not be redeemed for a period of five (5) years from the inception of the Product. Please note that the actual risk as expressed by the aggregate risk indicator may be higher if the investment horizon is not met. Failure to meet the investment horizon may therefore affect the return on investment as expressed by the RIY as well as the performance scenarios mentioned above (see information above).

8. HOW CAN I MAKE A COMPLAINT?

The investor has the possibility to file a complaint or claim in the following ways:

- by e-mail fondy@wood.cz
- by phone at +420 222 096 111;
- by mail at the address of the Fund's registered office: LitFin SICAV a.s., Palladium, náměstí Republiky 1079/1a 110 00 Prague 1;
- by fax sent to +420 222 096 222;
- in person at the Fund's headquarters.

The procedure for submitting customer complaints and claims, as well as the procedure for handling them, is regulated in the Complaints Procedure, available on the Fund's website www.woodis.cz and on request at fondy@wood.cz or at the Fund's headquarters.

The investor is entitled to file a complaint against the Fund's procedure with the supervisory authority, i.e. the Czech National Bank, Na Příkopě 28, 115 03 Prague 1, or to apply to the Financial Arbitrator or the competent court.

9. OTHER RELEVANT INFORMATION

Documents to which the investor (client) is by law: contractual materials, the Fund's Articles of Association, the Key Information Document.

Documents/information available beyond the law that are available to the investor - can be obtained on request: any other information relating to your contract.

Additional information can be obtained in person at the Fund's headquarters, by telephone or in writing via the contact details listed in chapter Basic information.

This Key Information Document has been prepared pursuant to Regulation (EU) No 1286/2014/EU of the European Parliament and of the Council and will be updated and reviewed at least every 12 months. The latest version of the Key Information Document can be found on the Fund's website.