

Key Information Document

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.

Product

Product name: Proprius Partners New Europe (non-UCITS)

PRIIP manufacturer:	Proprius Partners Ltd Business ID 3284496-1	ISIN:	FI4000587167
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Competent authority of the PRIIP manufacturer in relation to the Key Information Document: Finnish Financial Supervisory Authority
Proprius Partners Oy is authorised in Finland and regulated by the Finnish Financial Supervisory Authority.

Document publication date: 17 March 2026

What is this product?

Type

The Fund is a non-UCITS fund in accordance with the Finnish Act on Alternative Investment Fund Managers. It primarily invests in listed equities. The base currency of the Fund is the euro. The Fund has one unit share class (accumulation units).

Term

The recommended investment period is five (5) years. The Fund does not have a maturity date. The Alternative Investment Fund Manager has the right to unilaterally redeem fund units without a redemption order in the cases specified in the Rules of the Fund. Fund units can be subscribed twice a month: on the 15th day of each month and on the last banking day of the month. Fund units can be redeemed once a month, on the last banking day of the month.

Objectives

The fund primarily invests its assets in shares and equity-linked securities of listed European companies that are strategically significant and have strong growth potential. The objective of the investment activity is to achieve the best possible long-term returns through active portfolio management, by diversifying the assets in accordance with the Rules of the Fund. The Fund does not have a benchmark index. The Fund does not use significant leverage in its investment activities. However, the Fund Manager may temporarily obtain credit on behalf of the Fund for investment fund operations, up to an amount equivalent to a maximum of 10% of the Fund's net assets. The Fund does not distribute returns to unitholders. Instead, the returns generated by the investments are reinvested.

Intended retail investor

The Fund is suitable for retail investors who: 1) wish to invest in listed European companies, their shares and equity-related securities through a non-UCITS fund; 2) value the political and economic stability of European countries and believe in the potential returns of companies in the region; 3) understand that equity investments, and therefore the value of fund units, can fluctuate significantly; 4) have a long-term investment approach; 5) trust the stock-picking expertise of the portfolio managers at Proprius Partners Ltd; 6) understand the specific characteristics of non-UCITS funds, such as limited subscription and redemption opportunities. The investor must have sufficient understanding of the Fund as an investment and be prepared to bear the financial risk associated with the investment.

The annual report, the latest values of fund units and additional information about the Fund can be obtained online at www.proprius.fi or directly from the Alternative Investment Fund Manager in Finnish, free of charge. The Fund's custodian is Skandinaviska Enskilda Banken AB (publ) Helsinki Branch.

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

Risk indicator

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Lower risk

Higher risk



The risk indicator assumes that you keep the product for five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator 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. We have classified this product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact Proprius Partners Ltd's ability to pay investors. Risks that may not be fully accounted for by the risk indicator include: 1) operational risk, also known as the risk of loss resulting from the Alternative Investment Fund Manager's inadequate internal procedures, deficiencies related to individuals and systems, and external events, including legal and contractual risk; 2) sector and geographical risks, which refer to the risks that an unexpected event affecting an entire sector or geographical region may impact the overall performance of the sector and the financial instrument related to it, or the entire geographical area; 3) currency risk, which refers to the risk associated with investments denominated in currencies other than the fund's base currency.

This product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

Performance scenarios

The figures shown include all the costs of the product itself. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The unfavorable, moderate and favorable scenarios shown are illustrations using the worst, average, and best performance of the suitable benchmark over the last 1 and 5 years. The scenarios shown are illustrations based on results from the past and on certain assumptions. The stress scenario shows what you might get back in extreme market circumstances. This type of scenario occurred for the investment between February 2011 and February 2026.

Recommended holding period: 5 years

Example investment: EUR 10,000

Scenarios		If you exit after 1 year	If you exit after 5 years
Stress	What you might get back after costs	4 158,47 €	5 235,09 €
	Average return each year	-58,42 %	-12,14 %
Unfavourable	What you might get back after costs	9 295,30 €	12 135,30 €
	Average return each year	-7,05 %	3,95 %
Moderate	What you might get back after costs	11 484,57 €	14 539,77 €
	Average return each year	14,85 %	7,77 %
Favourable	What you might get back after costs	12 323,52 €	17 081,74 €
	Average return each year	23,24 %	11,30 %

What happens if Proprius Partners Ltd is unable to pay out?

Insolvency of the Alternative Investment Fund Manager does not necessarily result in losses to you. The assets of the Fund are kept separate from the Alternative Investment Fund Manager's assets. The investment is not protected by any investor compensation or guarantee scheme.

What are the costs?

Costs over time

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 how well the product performs. The amounts shown here are illustrations based on an example investment amount and different possible investment periods. We have assumed:

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

Costs over time	If you exit after 1 year	If you exit at the end of the recommended holding period (5 years)
Total costs €	246 €	852,66 €
Annual cost impact *	2,46 %	1,46 %

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period, your average return per year is projected to be 9.23% before costs and 7.77% after costs.

The fund uses a partial swing pricing method, which may be applied on valuation days when the fund's net subscriptions or redemptions exceed a predetermined threshold. In the case of net subscriptions, the value of the fund unit is adjusted upward using a swing factor, and in the case of net redemptions, the value of the fund unit is adjusted downward using a swing factor. More information about the swing pricing method is available in the fund prospectus and the fund rules at www.proprius.fi.

Composition of costs

Composition of costs		Costs if you exit after 1 year
One-off costs upon entry or exit		
Entry costs	We do not charge an entry fee.	0 €
Exit costs	Fees are charged for fund redemptions based on the duration of ownership, as follows: less than 1 year: 2,0 %, at least 1 but less than 3 years: 1,0%, at least 3 years: 0,0 %	100 €
Ongoing costs		
Management fees and other administrative or operating costs	The management fee is 1,20% per year calculated as a percentage of the Fund's net asset value	131 €
Transaction costs	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.	15 €
Incidental costs taken under specific conditions		
Performance fees	The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last 5 years. Performance fee may also be accumulated from the Fund's negative performance.	0 €

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

The recommended holding period is a minimum of five (5) years. The recommended holding period is based on the Fund's risk and reward profile. Fund units can be redeemed once a month, on the last banking day of the month. The redemption notice must be submitted to the Alternative Investment Fund Manager no later than the 15th day of the month in order to be executed at the fund unit value of the last banking day of the same month. If the 15th day is not a banking day, redemption notice should be submitted on the banking day preceding the 15th day. The aforementioned costs are applied when fund units are redeemed. Your returns may be significantly smaller if you exit the investment before the recommended holding period. Your returns may vary significantly between different years.

How can I complain?

If you wish to express your dissatisfaction with the product or the service you have received, please contact Proprius Partners Ltd. Contact details: Proprius Partners Ltd, Uudenmaankatu 7 B 3, 00120 Helsinki, Finland, +358 10 57 11 300, info@proprius.fi. More information on the processing of client feedback at Proprius Partners Ltd is available online at www.proprius.fi.

Other relevant information

The Rules of the Fund, the Fund Prospectus, the Key Information Document and releases pursuant to SFDR Article 6 are published in Finnish on Proprius Partners Ltd's website (www.proprius.fi). The Fund's annual report and financial statements are available from Proprius Partners Ltd. Information on the Fund's performance is available at www.proprius.fi.

This is an unofficial translation of the original Finnish document. In the event of any inconsistency or ambiguity in relation to the meaning of any word or phrase in any translation, the Finnish language versions of the document remain the only legally binding documents.