

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

Jet Venture 1 SICAV, a.s., Jet Venture 1 Sub-fund SICAV, Class Alfa CZK (hereinafter referred to as „Sub-Fund“).

Product Creator

Jet Investment, a.s., registered office at Hlinky 49/126, Pisárky, 603 00 Brno, Company ID: 038 90 333
ISIN: CZ0008053444 www.jetinvestment.cz Call **+420 724 357 700** for more information

The Czech National Bank is responsible for the supervision of Jet Investment, a.s. in relation to this Key Information Document.
This product with its investment component has been authorised in the Czech Republic.
Jet Investment, a.s. has been granted authorisation in the Czech Republic and is subject to the supervision of the Czech National Bank.

This Key Information Document was created on 31 December 2025
You are about to purchase a product that is not simple and may be difficult to understand.

The nature of the product?

Type

This product is a sub-fund of an investment fund, specifically a qualified investor fund in the form of a joint stock company with variable share capital.

Term

The Sub-Fund was established for a fixed term of ten years from the date of commencement of subscription for investment shares. Upon the expiry of this term, Jet Investment, a.s. may decide to extend it by up to one year, and no more than twice, in order to ensure the proper execution of the Sub-Fund's investments.

A fund or a Sub-Fund may be dissolved, for example, due to a decision of the fund Manager, a merger or consolidation of the fund, the dissolution of the fund with liquidation, or as a result of a decision by the Czech National Bank—for instance, if the Sub-Fund does not have a depositary for more than three months, or if the fund's capital does not reach EUR 1,250,000 within 12 months from the date of its establishment. A fund or a Sub-Fund may also be dissolved for non-statutory reasons, such as economic or restructuring considerations (particularly in the event of the fund experiencing financial difficulties), which could result in an investor not being able to maintain their investment in the Sub-Fund for the intended investment horizon.

Objective

The objective of the Sub-Fund is to capitalise the resources of the holders of investment shares primarily by providing "early-stage venture" equity investments (Post-seed, Pre-Series A, Series A) in fast-growing business corporations (B2B start-ups), mainly through equity participations in business corporations or similar entities. The focus is particularly on the fields of industrial technology, the Internet of Things, and other sectors, especially Cybersecurity (CS), Artificial Intelligence & Machine Learning (AI & ML), Robotics & Drones, Supply Chain Technology, 3D Printing, etc., with operational activities primarily in the Central European region, specifically the Czech Republic, Germany, Poland, Austria, and Slovakia. The main income of the Sub-Fund derives from the subsequent sale of portfolio companies and, where applicable, dividend income from portfolio companies. The Sub-Fund may invest in shares, business participations, or other forms of participation in business corporations, which may also include special purpose vehicles established primarily to facilitate bank or non-bank financing, risk diversification, or other purposes necessary to achieve the Sub-Fund's investment objectives. The Sub-Fund is not a secured or guaranteed fund. No guarantees are provided by third parties for the purpose of protecting investors. Although the Sub-Fund may pay out a share in profits (dividends) of the Sub-Fund to the owners of investment shares, it shall not be the primary intention to do so, and the Sub-Fund is therefore not obliged to pay out profits in the form of dividends (the investor realises their investment through redemption of the investment shares that they own). The Sub-Fund shall neither copy nor intend to copy the composition of any equity or bond index or any other index and shall not track or intend to track any index or other financial quantitative indicator (benchmark). Investment shares of this class are denominated in CZK. The Sub-Fund is a financial product pursuant to Article 8 of the SFDR (so-called light green). The Sub-Fund may not acquire an ownership interest in a company whose principal activity is the supply or provision of services to the arms industry or to the tobacco industry or to the pornography or sexual services industry. For the avoidance of doubt, a product of a company that has multiple uses and one of those uses is also a use for the firearms industry or the tobacco industry or the pornography or sexual services industry is not a product that would restrict the consummation of acquisitions.

Intended retail investor

The Sub-Fund may be offered, or the investment shares of the Sub-Fund may be acquired only by a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll., on investment companies and investment funds. The Sub-Fund is intended for qualified investors with very advanced knowledge of investment who intend to supplement their portfolio with alternative types of investments with higher return potential, who are at the same time willing to bear a higher level of risk of loss and are able to accept the loss of their investment even in full, who accept the limited liquidity of their investment, and whose investment in the Sub-Fund represents surplus funds and a limited part of their total investment.

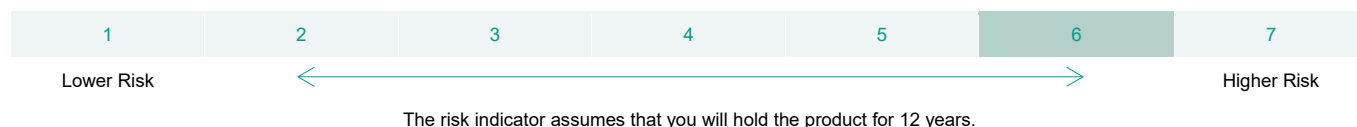
The Sub-Fund is not suitable for investors who intend to recover their invested funds in less than the recommended investment horizon.

Additional Information

The depositary of the Sub-Fund is UniCredit Bank Czech Republic and Slovakia, a.s., with registered office at Prague 4, Želetavská 1525/1, Postal Code 140 92, Registration number: 649 48 242. Further information about the Sub-Fund, the Sub-Fund's Articles of Association containing a description of the investment strategy and objectives of the Sub-Fund, the latest annual report in the Czech language will be available free of charge in paper form at the address of the administrator QI investiční společnost, a.s., with registered office at Rybná 682/14, Prague 1, Postal Code 110 05, Registration number: 279 11 497, electronically at www.jetinvestment.cz, or also at your distributor. You can also find other practical information at www.jetinvestment.cz, including information on the current value of the investment shares issued by the Sub-Fund.

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

Risk indicator



The actual risk may differ significantly if you redeem your investment at an early stage, and you may receive less than the amount initially invested. Early redemption is possible; however, it may involve substantial additional costs. The Summary Risk Indicator (SRI) provides guidance on the level of risk associated with this product in comparison to other products. It illustrates the likelihood of losses due to market fluctuations or the possibility that we may not be able to make payments to you.

This product has been assigned to risk class 6 out of 7, representing the second-highest level of risk. This classification reflects the potential for significant losses in future performance and indicates that adverse market conditions are highly likely to affect our capacity to meet payment obligations. Other materially significant risks not reflected in the SRI include, but are not limited to, operational risk, settlement risk, risks arising from the fund's investment focus (in particular, concentration risk), legal risk, and political risk. This product does not provide any protection against future market performance, and you could lose part or all of your investment.

Performance scenarios

The figures shown include all costs of the product itself but may not include all the costs you pay to your advisor or distributor. 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 predicted with accuracy. The unfavourable, moderate, and favourable scenarios shown are examples illustrating the worst, average, and best performance over the last 5 years. Markets could develop very differently in the future.

Recommended holding period:	12 years	If you terminate your investment after one year	If you terminate your investment after six years	If you terminate your investment after the recommended holding period
Example investment:	CZK 250,000			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.			
Stress	What you could get back after deduction of costs	CZK 0	CZK 0	CZK 1,403,613
	Average return each year	< -100%	< -100%	15,46%
Unfavourable	What you could get back after deduction of costs	CZK 0	CZK 0	CZK 1,550,178
	Average return each year	< -100%	< -100%	16,42%
Moderate	What you could get back after deduction of costs	CZK 2,390	CZK 23,856	CZK 2,238,312
	Average return each year	-99,04%	-32,40%	20,04%
Favourable	What you could get back after deduction of costs	CZK 31,504	CZK 216,476	CZK 3,175,431
	Average return each year	-87,40%	-2,37%	23,59%

The stress scenario shows what you could get back in extreme market conditions.

What happens, if Jet Investment, a.s. is unable to pay out?

The return on an investment in the Sub-Fund, or any part thereof, or the return on such investment is **neither assured nor guaranteed**. The Sub-Fund is not a secured or guaranteed fund. No guarantees are provided by third parties for the protection of investors.

What costs are associated with the investment?

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

Costs over Time

The tables below show the costs deducted from your investment to cover different types of costs. The actual amounts depend on how much you invest, how long you hold the product, and how well the products performs. The figures are provided as illustrations, based on an example investment amount and various holding periods.

We have assumed, that:

- 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,
- CZK 250,000 is invested

	If you terminate your investment after one year	If you terminate your investment after six years	If you terminate your investment after the recommended holding period
Total costs	CZK 238,393	CZK 770,737	CZK 305,217
Annual cost impact (*)	95,36%	53,66%	1,29%

* This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you terminate your investment after the recommended holding period, your average return per year is projected to be 21,33 % before costs and 20,04 % after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. These figures include the maximum distribution fee that the person selling you the product may charge – 5% of the amount invested, i.e. CZK 11,905. This person will inform you of the actual distribution fee.

Composition of Costs

One-off costs upon entry or exit		If you terminate your investment after one year
Entry costs	This includes distribution costs of 5% of the amount invested. This is the most you will be charged. The person selling you the product will inform you of the actual charge. The entry fee is not charged to investors who enter into an investment contract before the date the fund sends the first subscription invitation.	Up to CZK 11,905
Exit costs	The exit fee amounts to 95% of the redemption amount (95% of the purchase price of the redeemed investment shares). The exit fee shall not be charged if the investment shares are redeemed based on a redemption call, and on the valuation date specified in the redemption call sent to the investor by the fund.	Up to CZK 220,536
Ongoing costs charged each year		
Management fees and other administrative or operating costs	2,50 % of the value of your investment per year. An estimate of the Sub-Fund's total expense ratio in the accounting period in which the Sub-Fund was created.	CZK 5,952
Transaction fees	0 % of the value of your investment per year. This is an estimate of the costs incurred when buying and selling underlying investments for the product. The actual amount will vary depending on the volume of purchases and sales.	CZK 0
Incidental costs taken under specific conditions		
Performance fees (and capital appreciation fees)	No performance fee is payable for this product.	CZK 0

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

Recommended holding period: 12 years.

The investor may redeem their shares earlier. An exit fee of 95% of the redemption amount (95% of the purchase price of the redeemed investment shares) will apply, which the investor will be obliged to pay, and which will be deducted by the fund upon payment of the purchase price for the redeemed investment shares. The exit fee does not apply if the investment shares are redeemed on the basis of a redemption call, and on the valuation date specified in such redemption call sent to the investor by the fund. The exit fee is always the income of the Sub-Fund.

How can I make a complaint?

A complaint or claim can be made in writing (by post or email), by telephone or in person at the contact details below:

Address for sending correspondence: QI investiční společnost, a.s., with registered office at Prague 1, Rybná 682/14, Postal Code: 110 05

website: www.conseq.cz **telephone:** +420 225 988 225 **e-mail:** fondy@conseq.cz

If you are not satisfied with the fund's or product creator's response to your complaint or claim, you may refer the complaint or claim to the Czech National Bank's supervisory authority:

website: www.cnb.cz **telephone:** +420 224 411 111 **e-mail:** podatelna@cnb.cz

The courts of the Czech Republic shall have jurisdiction over disputes arising from contracts related to the investor's investment in the Sub-Fund, unless mandatory legal provisions provide otherwise. The contractual obligations associated with the investor's investment in the Sub-Fund shall be governed by the laws of the Czech Republic, unless the relevant contract stipulates otherwise.

Other relevant information

The current value of investment shares is published on the fund's website. More detailed information about the fund/Sub-Fund is provided in the statute.

Upon request, the fund will provide you with the fund/Sub-Fund Statute, the Key Information Document, and the most recently published annual report, either in electronic or printed form. These documents are also available at www.jetinvestment.cz, where you can also find the current value of the Sub-Fund's investment shares.

Tax legislation

The Sub-Fund is governed by Czech law, which affects how its income is taxed. The taxation of your income from Sub-Fund investment shares is determined by the tax laws of your home country