

KEY INFORMATION DOCUMENT

Mutual Fund „Advance Invest“, ISIN BG9000014134

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

MF „Advance Invest“ („The Fund“), ISIN BG9000014134, Bulstat 131187474, established and managed by “Karoll Capital Management” EAD Management Company (“The Management Company”). Fund manufacturer is “Karoll Capital Management” EAD, UIC 13113405, license № 11-УД / 16.02.2006, renewed with № 63-УД/2019, www.karollcapital.bg
For more information call +359 4008 300

The Financial Supervision Commission (“FSC”) in its capacity as a supervisory authority is responsible for the supervision of the Management Company in relation to this key information document.

The units of the FUND are offered in the Republic of Bulgaria.

Latest update: 07.08.2025

WHAT IS THIS PRODUCT

Type: Collective investment scheme, established as a mutual fund in accordance with LACISOUCI, (UCITS fund).

Term: The existence and activity of the Fund is not limited by a term. The manufacturer of the product can terminate it unilaterally under certain conditions, set out in the Fund’s rules.

Investment Objectives: The Fund’s main goal is to achieve an increase in the value of the unit holders’ investments by realizing long-term capital gains under high risk. The strategy for achieving the expected return is based on active management of the investment portfolio, selecting financial instruments with potential for price increases based on fundamental and technical parameters. The strategy combines selection of undervalued stocks and such with higher growth potential (value-growth blend). The Fund’s geographical focus includes the Bulgarian, Romanian and other East European markets, whereas the sectoral distribution of investments depends on our analysis and outlook for the respective sector and the companies that belong to it. The Fund does not follow any particular benchmark. The Fund will not distribute income (annual profit) on the issued units, and will not pay out such income or dividends to the unitholders.

The main categories of eligible financial instruments and other assets that are the object of investment by the Fund are as follows:

1. Shares, rights and warrants admitted to or traded on regulated markets as per Art. 152, para. 1 and 2 of the Markets in Financial Instruments Act (MFIA) in the Republic of Bulgaria or another Member State;
2. Shares, rights and warrants traded on a regulated market, other than the ones under Art. 152, para. 1 and 2 of the MFIA, in the Republic of Bulgaria or another Member State, regularly functioning, accepted and publicly accessible;
3. Shares, rights and warrants admitted to trading on an official Stock Exchange market or traded on other regulated markets in a third country, regularly functioning, accepted and publicly accessible, which are included in a list approved by the Financial Supervision Commission (FSC) at the proposal of the Deputy Chairperson or are stipulated in the Fund Rules;
4. Recently issued shares, the terms of issue of which includes a condition for assuming an obligation to request admission, and within a period not longer than a year after their issuance to be admitted to trading on an official stock exchange market or another regulated market, regularly functioning, accepted and publicly accessible, which are included in a list approved by the FSC at the proposal of the Deputy Chairperson or are stipulated in the Fund Rules;
5. Units or shares of collective investment schemes and/or other undertakings for collective investment that meet the conditions of Art. 4, para. 1 of LACISOUCI, irrespective of whether they are domiciled in a member-state, provided that their prospectuses or rules allow for investments of not more than 10% of their assets in other collective investment schemes and other undertakings for collective investments, and these undertakings for collective investments meet the requirements of Art. 38, Para. 1, Sub-Para. 5 (a) of LACISOUCI;
6. Deposits with credit institutions, payable on demand or which carry the right to be withdrawn at any time and with a maturity date not more than 12 months ahead; the credit institutions in a third country must follow rules and be subject to supervision that the FSC, at the proposal of the Deputy Chairperson, considers equivalent to the ones contained in the EU legislation;
7. Warrants traded on regulated markets as per Art. 38, para. 1, Sub-Para.1 - 3 of LACISOUCI;
8. Cash resources and other financial instruments, in addition to those mentioned above, if provided for in the asset structure, while observing the legal restrictions.

INTENDED RETAIL INVESTOR

The product is suitable for the so called “active investors”. These are investors with larger incomes and savings, primarily between 25 and 45 years of age. Potential investors in the Fund are people with lower need for security than representatives of other categories of investors and professional groups, and with high risk tolerance. Among professional groups that tend to be active investors are entrepreneurs, doctors, accountants, legal practitioners, free-lancers, academics. These are also primarily working and family people, whose main objective is achieving long-term financial independence, and have double-digit annual return expectations. The Fund is suitable for investors with basic knowledge of and some degree of experience in financial products, who are aware that they might incur a loss of investment. “Karoll Capital Management” EAD recommends to investors a holding period of 3 years or longer.

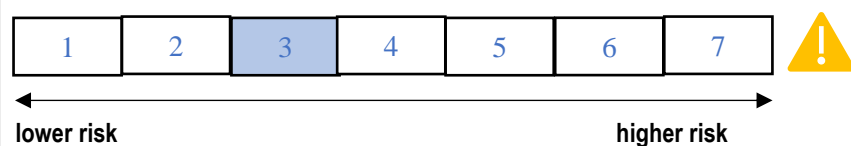
“Advance Invest” MF’s custodian bank is “Eurobank Bulgaria” AD, UIC: 000694749

Further information as well as the Fund’s prospectus, rules, latest annual and 6 month reports can be obtained by investors free of charge each working day from 10 AM - 5 PM (Bulgarian time) at the office of "Karoll Capital Management" EAD - 1, Zlatovrah Street, or at <https://karollcapital.bg/bg/fondove/1-advans-invest>

The Fund's Issue Price and Redemption Price, and the procedure for submission of subscription and redemption orders are announced on the website of the fund-manufacturer: <https://karollcapital.bg/bg/fondove/1-advans-invest>

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

Summary risk indicator (SRI)



The risk indicator is based on the assumption that investment in the product is maintained for 3 years. The actual risk can vary substantially if you exit early, and the return can be lower as well.

The SRI 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 market dynamics, or because we may not be able to pay out. We have classified this product as 3 out of 7 which is a medium low class. This rates the potential losses from future performance at a medium level and poor market conditions could impact our capacity to pay you.

The lowest category does not represent a riskless investment. 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. The units and their return can decrease in value, profit is not guaranteed and investors carry the risk of not being able to recover the full amount of their investments.

Significant risks not covered by the SRI are liquidity, credit, operational, settlement risk, legal risk, concentration risk, risk of physical interference.

PERFORMANCE SCENARIOS

The figures shown include all the costs of the product itself, including the fees of your consultant or the person offering you the product. The figures do not take into account your personal tax situation, which may affect your return. 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 product over the last 10 years. The scenarios shown are illustrations based on results from the past and on certain assumptions. Future market dynamics may be very different from the previously observed.

Recommended holding period		3 years	
Example investment		BGN 10 000	
Minimum return		You could lose some or all of your investment.	
Stress	What you might get back after costs	If you exit after 1 year BGN 4 380	If you exit after 3 years BGN 5 400
	Average return each year	-56.25%	-18.57%
Unfavorable*	What you might get back after costs	BGN 8 240	BGN 8 360
	Average return each year	-17.58%	-5.79%
Moderate*	What you might get back after costs	BGN 10 720	BGN 13 020
	Average return each year	7.22%	9.20%
Favorable*	What you might get back after costs	BGN 14 350	BGN 16 920
	Average return each year	43.52%	19.16%
The stress scenario shows what you might get back in extreme market circumstances. The unfavorable scenario occurred for an investment between 31.07.2017 and 31.07.2020 The moderate scenario occurred for an investment between 31.12.2019 and 31.12.2022 The favorable scenario occurred for an investment between 31.10.2020 and 31.10.2023			

WHAT HAPPENS IF THE MANAGEMENT COMPANY IS UNABLE TO PAY OUT?

The Fund’s assets are kept separate from the assets of the Management Company, and the assets of the custodian bank. In case the license of the Management Company is revoked, in case of its termination or insolvency, a new Management Company is appointed to take over the management of the Fund or transform it. Otherwise, the Fund is terminated. The custodian bank cannot satisfy creditor claims with the Fund’s assets. In case of insolvency of the custodian bank or an equivalent procedure, as well as in cases when the custodian bank is placed under special supervision, the Fund’s assets cannot be distributed or liquidated to the benefit of the custodian bank’s creditors, and are instead transferred to a new custodian bank. The investor can incur a financial loss. The product is not covered by any investment protection scheme.

WHAT ARE THE COSTS?

The person offering you this product or consulting you on it may charge different fees. In that case that person shall inform you of these fees and demonstrate how they affect your investment.

Costs over time

The table displays the amounts deducted from your investment for covering the various costs. These amounts depend on how much you invest, how long is your holding period and what are the investment results. The amounts given are for illustration purposes and are calculated based on an example investment amount and different possible investment periods. We have assumed:

- in the first year you would get back the invested amount (0% annual return); for the following holding periods we have assumed that the product results are as given under the moderate scenario
- the amount invested is BGN 10 000

Costs over time	If you exit after 1 year	If you exit after 3 years
Total costs	BGN 450 / EUR 230	BGN 1146 / EUR 586
Annual cost impact*	4.5%	3.6% each year

*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 12.8 % before costs and 9.2 % after costs.

Composition of costs

One-time costs – subscription and redemption fees		If you exit after 1 year
Subscription fee*	1.5% This is the maximum amount that may be deducted from your funds before they are invested in the Fund. This fee is already included in the issue price of the units. *The fee varies depending on the amount invested.	Up to 148 BGN
Redemption fee	We do not charge a redemption fee for this investment.	none
Ongoing costs (taken each year)		
Management fees and other administrative or operating costs	2.9% of the value of your investment per annum. This is an estimate based on the actual costs over the last year.	284 BGN
Transaction costs	0.2% of the value of your investment per annum. 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.	19 BGN
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product	none

HOW LONG SHOULD I HOLD THE INVESTMENT AND CAN I TAKE MONEY OUT EARLY?

The recommended holding period for the investment is 3 years. Investments for periods longer than 3 years in practice are considered long-term. Long-term investment horizon for risk assets leads to lower volatility of returns. With longer holding periods there is higher chance for investments to generate positive return, thus compensating for the short-term risks. The investment can be redeemed at any time without any penalty fees even before the end of the recommended holding period.

HOW CAN I COMPLAIN?

You can submit a complaint directly to the fund manufacturer in writing at the following address: Sofia, 1, Zlatovrah Street, as well as online: kcm@karoll.bg, and also to the relevant supervisory authority – the Financial Supervision Commission at the following address: Sofia, 16, Budapeshta Street, or online: <https://apply.fsc.bg/bg/forms/complaints>

OTHER RELEVANT INFORMATION

Information about the Fund's performance over the last 10 years, as well as information about scenarios for past periods, calculated and published monthly, is available at the Management Company's website under Section Documents, Subsection Reports of the respective Fund: <https://karollcapital.bg/bg/fondove/1-advans-invest>