

# **UNICUSANO**

## **GLOBAL ALTERNATIVE INVESTMENT FUND V.C.I.C. PLC**

### **KEY INVESTOR INFORMATION DOCUMENT (KIID)**

**The Fund is addressed to  
Retail Investors**

The contents of the key investor information document should not be considered as investment, legal or tax advice. In making investment decisions the addressees must rely on their own examination of the Fund and the terms of the offering, including the merits and risk involved. The Cyprus Securities and Exchange Commission has approved the content of this Key Investor Information document only as regards to meeting the information requirements towards the investors as defined in the alternative investment funds law. The approval of this document does not imply recommendation to investors for investment in the Fund. Before making a decision for investing, investors are encouraged to seek advice from their financial advisor and/or any other professional advisor they may wish.

UNICUSANO GLOBAL ALTERNATIVE INVESTMENT FUND V.C.I.C. Plc (the "Fund") is a public Company limited by shares incorporated under the Companies law, Cap.113 with Registration Number HE400342, authorized by the Cyprus Securities and Exchange Commission on 03/06/2019 to operate as an Alternative Investment Fund (AIF) as an open ended investment Company of variable capital in accordance with Part II of the Alternative Investment Funds Law 124(I) of 2018 or in any other law which replaces or amends it, with operations license number AIF40/2014.

## KEY INVESTOR INFORMATION

This document provides you with key investor information about this Fund.

It is not marketing material.

The information is required by law to help you understand the nature and the risks of investing in this Fund.

You are advised to read it so you can make an informed decision about whether to invest.

### UNICUSANO GLOBAL ALTERNATIVE INVESTMENT FUND V.C.I.C PLC (ISIN: CYF000002065)

The Fund is externally managed by Wealth Fund Services Ltd, a UCITS Management Company and an Alternative Investment Fund Manager (AIFM) authorised by CySEC with license number MC UCITS 6/78/2012.

## Objectives and Investment Policy

### Objective

Unicusano Global Alternative Investment Fund V.C.I.C PLC (the "Fund") will invest in listed and non-listed shares/securities of mature or developing companies, real estate properties and distressed assets. Additionally, the Company may act as a venture capitalist, investing in Small-Medium Enterprises (SMEs), either during their start-up stage or prior to their expansion.

Essential features of the product which a typical investor should know:

- Main categories of eligible financial instruments are private equity or start-up companies.

### Investment Policy

Selection of investments will be based on the following but are not limited to:

- Growth Prospects
- Quality of Management
- Unique or Differentiated Offering

Units may be redeemed annually after written request. The Fund does not have a particular target in relation to any industrial, geographic, or other market sectors or specific classes of assets.

### Recommendation:

This Fund may not be appropriate for investors who plan to withdraw their money within 3 years.

### Benchmark

Discretionary choices regarding investments are allowed, and the Fund does not refer to any specific benchmark. Any income arising from the Fund may be distributed or reinvested at the discretion of the directors of the Fund.

### Investment Restrictions:

The Fund will not use any leverage. An Alternative Investment Fund (AIF) with an investment strategy of Private Equity or Venture Capital should have at least 60% of its investments in:

a. Shares or options or rights or other securities of companies, equity loans including convertible bonds that are issued by:

- I. Businesses that at the time of investment were not listed in any regulated market both in the EU and any other third country. Any investment in a third country business this must not be in the list of non-cooperative third countries as indicated by chapter 26 of the OECD tax agreement.
- II. In the above businesses the following are excluded: banks, insurance companies, re insurance companies, financing companies or other financial services companies that are based in the EU or third countries.

b. In secured or non-secured loans that are provided to the above businesses under the condition that the AIF has already invested as described above in section (a) and that the specific loans do not represent more than the 30% of its assets.

c. In current obligations of the businesses stated in section (a) provided that these do not exceed 5% of its assets.

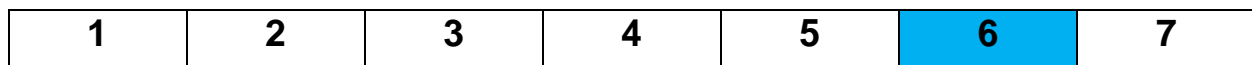
### Limitations

The AIF of Private Equity or Venture Capital strategy should not invest more than 1/3 of its assets in any single business as described above.

## Risk and Reward Profile

Lower Risk

High Risk



Typically, lower rewards

Typically higher rewards

The indicator above illustrates the position of this Fund on a standard risk/reward category scale.

Please note that:

- The risk reward indicator is based on the volatility of a fund with a similar profile of investment strategies;
- The risk category shown is not guarantee and may shift over time; and
- Even the lowest category does not mean your investment is "risk free".

The Fund is categorized as 6.

Due to the Fund's lack of operating history, this rating is based on the risk characteristics of another type of fund which employs similar investment profile strategies. As this risk rating is not derived from the actual results, it may not reflect the Fund's actual risk level in the future.

Investments in the Fund do not have a guaranteed return and any past performance are not indicative or secure future returns. Additionally, the value of investments in the Fund's units are subject to increase or decrease and therefore the initial investment is not guaranteed.

Narrative presentation of risks materially relevant to the Fund which are not adequately captured by the indicator:

- **Credit risk:** The Fund will be exposed to a credit risk on parties with whom it trades and will also bear the risk of settlement default. Market practices in relation to the settlement of certain securities transactions and the custody of assets could provide increased risks.
- **Liquidity risk:** The Fund's assets may at times of major market disturbances (credit crunch or market crash), prove more difficult to liquidate in a timely or efficient manner and could thus impair to some extent the Company's ability to realize gains or to limit losses.
- **Counterparty risk:** The payable by the Fund are dependent on the income from the underlying investment owned. In the event of a default, the Fund will suffer a shortfall and is likely to incur additional cost including legal expenses, in maintaining, insuring, and reletting the property.
- **Operational risk:** The Fund is exposed to the risk of errors from inadequate systems, human error, or a lack of proper oversight policies and procedures and management control.
- **Market risk:** The Fund intends to engage in investment strategies that involve a high degree of asset-specific and general market risk.
- **Investment risk:** The Fund's success depends on the Fund's ability to achieve its investment objective and investment results may vary substantially on an annual basis.

Please see the section entitled Risk Factors of the Offering Memorandum where full details of all the risk of the Fund are disclosed.

## Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing, and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
<b>Entry Charge</b>	2%
<b>Exit Charge</b>	0%
This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
<b>Ongoing charges</b>	0.50%
Charges taken from the Fund under certain specific conditions	
<b>Performance Fee</b>	No performance fee

The entry and exit charges shown are maximum figures. In some cases, you might pay less. The ongoing charges figure is based on the expected overall cost for the Fund and could vary from year to year.

The ongoing expenses figures excludes:

- Performance fees
- Portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking.

For more information about the charges, please see the section entitled Fees of the Fund's offering memorandum, which is available at [www.unicusanofund.com](http://www.unicusanofund.com)

## Past Performance

There is no data to provide a useful indication of past performance.

## Practical Information

### Depositary

EFG Bank (Luxembourg) S.A Cyprus Branch

### Administrator

OSYS Ltd

### Price Publication and Tax Legislation

- The Net Asset Value (NAV) and unit price will be available on the Fund's website.
- The Fund is resident in Cyprus for tax purposes. Cyprus tax laws could affect the investor's personal tax status. Investors are advised to consult their own professional tax advisors concerning possible taxation or other consequences of purchasing, holding, selling or otherwise disposing of the units / certificates under the laws of their country of incorporation, citizenship, residence or domicile.

Unicusano Global Alternative Investment Fund Variable Capital Investment Company Plc may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the offering memorandum of the Fund.

### Further Information

Investors can obtain further information about the Fund (offering memorandum, reports, and accounts) free of charge in English at [www.unicusanofund.com](http://www.unicusanofund.com)

The Cyprus Securities and Exchange Commission has reviewed the contents of the Offering Memorandum only with respect to investors information needs, as these are described in the Alternative Investment Funds Law and the relevant directives.

This review does not guarantee the returns of the Fund.

**This Fund is authorized in the Republic of Cyprus and regulated by the Cyprus Securities & Exchange Commission.  
This key investor information is accurate as at 14<sup>th</sup> of January 2022.**