

Key information statement

In this statement you will find key information on this investment product. This is no promotional material. This provision of this information is required by law in order to help you understand the nature, risks, costs, potential returns and losses associated with this product and compare it with other products.


General information

PRODUCT NAME		ISIN
Priority investment shares in EUR Good life Subfund I.		CZ0008046562
PRODUCT AUTHOR NAME	WEBSITE	PHONE
GOOD LIFE SICAV, a.s.	www.avantfunds.cz	+420 267 997 795
SUPERVISION BODY RESPONSIBLE FOR THE SUPERVISION OVER THE PRODUCT AUTHOR		PREPARATION DATE/RECENT ADJUSTMENTS
The Czech National Bank		4 th of November 2021
WARNING		
THE PRODUCT YOU INTEND TO BUY IS SOPHISTICATED AND MAY BE NOT EASY TO UNDERSTAND		

What kind of product is it?

TYPE OF PRODUCT
The priority investment shares in EUR Good life Subfund I. It is a participating security issued to the investment fund, which is: <ul style="list-style-type: none"> an alternative investment fund within the meaning of Directive 2011/61/EU of the European Parliament and of the Council (hereinafter referred to as "the AIFMD"); and the fund of qualified investors within the meaning of the Act No. 240/2013 Coll., on Investment Companies and Investment Funds (hereinafter referred to as "ZISIF").
PRODUCT OBJECTIVES
The fund's main underlying assets are investments in equity in companies with activities in the field of receivables purchase, lending, loan granting and receivables purchase. The fund's investments focus on the territory of the Republic of Italy. The fund's profits are generated by the capital appreciation of investments and the ongoing collection of dividends and interest payments on granted loans. This increases the potential return on the product, but at the same time a significantly higher risk of losing the invested funds is associated with this product. The product yield is determined on the basis of the rules for the distribution of the portfolio yield defined in the articles of association and the statute of the sub-fund. The yield distribution may be complicated and difficult to understand, and therefore it is essential that the investor becomes familiar with its parameters before the investment is made. <p>In the event of an increase in the portfolio value, a yield of up to the amount corresponding to 3.0% p.a. in the respective currency is preferentially allocated to the value of the product and the value of priority investment shares in EUR (another type of investment shares issued to the fund); and consequently 70% of the yield above 3.0% p.a. is allocated to the product value. The maximum product yield is not limited.</p> <p>In the event of a decrease in the portfolio value, the loss is primarily borne by investors in performance investment shares followed proportionally by investors in other types of investment shares. The value of the product is no longer protected in any way after the value of the part of the fund capital attributable to the performance investment shares has been exhausted.</p>
INTENDED RETAIL INVESTOR
This product may only be acquired by a qualified investor within the meaning of Sec. 272 (1) ZISIF. The product is suitable for investors, who intend to supplement their portfolio with alternative types of investments with a relatively conservative risk-return profile, the performance of which usually does not depend on the performance of traditional investment instruments (stocks, bonds). The product is not suitable for investors who, if necessary, require a quick monetization of their investment before the expiry of the planned investment horizon. <p>Investment horizon of an investor: at least 6 years</p> <p>This product is in particular suitable for investors, who:</p> <ul style="list-style-type: none"> are able to absorb a loss of an important part of the invested amount; accept a limited liquidity of their investments; have knowledge and experience with investing in properties; have knowledge and experience with using the credit financing.

What are the underlying risks and potential yields?

SUMMARY RISK INDICATOR (SRI)							
1	2	3	4	5	6	7	
<-----						----->	
Lower risk						Higher risk	
 WARNING <p>The SRI indicator assumes that you will keep the product for the minimum period of 5 years. The actual risk may differ significantly if you request the early product redemption. Thus, you can gain less.</p>							
VERBAL DESCRIPTION OF SRI							
<p>The summary risk indicator is a sort of guide comparing the risk level of this product with other products. It indicates the likelihood that the product loses money due to market fluctuations or due to the fact that we are unable to pay you.</p> <p>We have classified this product into the class 6 of 7, which is the second highest risk class.</p> <p>This product has been included in the respective risk class due to the absence of a relevant set of historical data / the absence of a benchmark with appropriate parameters.</p> <p>The price developments risks on the real estate market in the Czech Republic are particularly crucial for the yield of this product.</p> <p>This product does not include any protection against future market performance, so you might lose a part or all of your investments.</p> <p>If we are unable to pay you the due amount, you might lose all your investments.</p>							
PERFORMANCE SCENARIO							

AVANT investiční společnost, a.s.

Hvězdova 1716/2b, Nusle, 140 00 Praha 4 • the Czech Republic

Phone.: +420 267 997 795 • www.avantfunds.cz • info@avantfunds.cz

Business ID: 275 90 241 • VAT ID CZ 275 90 241 • incorporated in the Companies Register kept by the Municipal Court in Prague, Section B, File

This table indicates how much you might get back in the next 5 years in case of various scenarios if you invest 100.000 EUR. The specified scenarios illustrate how your investment might work. You can compare them with scenarios of other products. The presented scenarios are just estimates of future performances based on past evidence of how the value of this investment varies and are not an exact indicator. What you gain will vary depending on how the market is performing and how long you will keep the investment/product. The stress scenario indicates what you might get back under emergency circumstances in the market and does not take into account a situation when we are unable to pay you. Mentioned data include all costs of the product itself, but may not include all costs you pay to your consultant or distributor. Nor the data take your personal tax situation into account, which can also affect how much you get back. These scenarios indicate how much you might gain after paying the costs, depending on how long the product is held:

Scenario		Product holding for 1 year	Product holding for 3 years	Product holding for 5 years
Stress scenario	How much you might get back after the payment of expenses	50 889	45 477	42 502
	Average annual yield	-49,1 %	-23,1 %	-15,7 %
Unfavourable scenario	How much you might get back after the payment of costs	75 889	59 402	49 535
	Average annual yield	-24,1 %	-15,9 %	-13,1 %
Moderate scenario	How much you might get back after the payment of costs	87 147	90 254	105 735
	Average annual yield	-12,9 %	-3,4 %	1,1 %
Favourable scenario	How much you might get back after the payment of costs	90 279	99 539	123 889
	Average annual yield	-9,7 %	-0,2 %	4,4 %

What happens if the fund is unable to make the payment?

NON-EXISTENCE OF GUARANTEES AND SYSTEMS OF THE PRODUCT INDEMNITY

The investor may face a financial loss due to the failure of the product maker, whereas such loss is not covered by the investor compensation or guarantee scheme.

What costs is the investment related to?

SUMMARY COSTS INDICATOR

Reduction of investment yield (RIY) indicates what might be the impact of total costs you pay on the investment yield you might gain. The total costs take into account one-off, ongoing and incidental costs.

The costs specified here are the cumulative costs of the product itself for three various holding times. They include any deductions for early termination. The data assume that you invest the amount of 100.000 EUR. These data are just estimates and may change in the future.

COSTS IN TIME

A person who sells you this product or provides you with consulting services may charge you other costs. If this is the case this person will provide you with information on these costs and explain to you the impact that all costs will have on your investment over time.

Investment of CZK 2 million	In case you request the redemption after 1 year	In case you request the redemption after 3 years	In case you request the redemption after 6 years
Total costs (CZK)	19 616	30 923	33 811
Annual impact on yield (RIY)	19,6 %	10,1 %	6,0 %

COMPOSITION OF COSTS

The table below indicates.

- the impact of each type of various types of costs on the investment yield you might gain by the end of the recommended holding period
- meaning of various cost categories.

This table indicates the annual impact on the yield			
One-off costs	Entry costs	1,03 %	The impact of the costs you pay when you begin your investment. That's the maximum you pay, and you may pay less. This item in particular includes the product distribution costs.
	Leaving costs		The impact of costs of your investment termination when it has achieved the recommended holding period.
Ongoing costs	Transaction portfolio costs		Impact of the costs of our purchases and sales of underlying investments on the product.
	Other ongoing costs	4,97 %	The impact of the costs we annually spend on your investment's management.
Incidental costs	Performance fees		Impact of performance fees
	Capital appreciation remuneration		Impact of capital appreciation remuneration

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How long should I hold the investment? Can I withdraw money early?

RECOMMENDED HOLDING TIME

Investment horizon: at least 5 years.

As this is essentially the case of an investment in receivables, it is recommended to keep the product throughout the planned existence of the fund. The investment horizon of the fund has been determined with regard to the expected development on the receivables market. The early redemption is associated with additional liquidity costs on the part of the fund, and therefore an early redemption is subject to a significant deduction. Yields associated with the ownership of the fund's assets may not be sufficiently reflected in the value of the investment for the purpose of early redemption before the final sale of the portfolio.

Early redemption of the product may force premature or unfavourable monetization of the fund's assets, which may adversely affect the value of the product.

INVESTMENT CANCELLING PROCESS AND WHEN THE INVESTMENT CANCELLING IS POSSIBLE

Filing the written application for the product redemption, recommended:

- in person at the administrator's registered office: AVANT investiční společnost, a.s., Hvězdova 1716/2b, Nusle, 140 00 Praha 4, on business days 9.00 a.m. To 4.00 p.m.;
- In person to an investment fund representative or administrator, on business days from 9.00 a.m. To 4.00 p.m.;
- Via mail with the officially confirmed signature to the administrator address: AVANT investiční společnost, a.s., Hvězdova 1716/2b, Nusle, 140 00 Praha 4;
- by other ways governed by the fund statute.

An early redemption of a product may have the following consequences for the risk-return profile of the product:

In case of the redemption period shorter than 24 months after the subscription of investment shares, a leaving fee will be applied, which may result in an overall lower appreciation of the investment than the investor's expectations.

The product will be redeemed for an amount equal to the current value of the investment share for the day, on which he obtained the redemption request for the investment share, whereas this value means the value of the investment share determined as of the last day of the sixth calendar month following the end of the calendar quarter in which the redemption request was delivered to the administrator.

FEES AND FINES AT THE PRODUCT REDEMPTION

For investment shares redemption the entry fee in the below amount is applied:

- Up to 3 years from the investment, the deduction the investment of a particular shareholder, the deduction of 10%
- From 3 to 4 years from the investment of a particular shareholder, the deduction of 5%
- From 4 years from the investment of a particular shareholder 0% - ok

How can I file a complaint?

FILING A COMPLAINT

Complaint about the product, the actions of the product creator or product distributor, or the consultant must be delivered in writing through the administrator:

- in person at the administrator's registered office: AVANT investiční společnost, a.s., Hvězdova 1716/2b, Nusle, 140 00 Praha 4, on business days 9.00 a.m. To 4.00 p.m.;
- Via mail to the address of administrator AVANT investiční společnost, a.s., Hvězdova 1716/2b, Nusle, 140 00 Praha 4;
- Via e-mail to the address info@avantfunds.cz;
- By means of a form at the avantfunds.cz website

Other relevant information

INFORMATION DOCUMENTS TO BE SUBMITTED TO THE INVESTOR IN THE PRE-CONTRACT OR POST-CONTRACT STAGE

1. Statute
2. Articles of Association
3. Securities subscription agreement
4. Identification and inspection questionnaire
5. Investment questionnaire to assess the acceptability
6. Declaration of the word of honour of the investor to the fund of qualified investors
7. Tax residence declaration

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