ZENITH RISE

# Document with general information

General information on the investment product is represented in this document. This document is not a promotional material. The provision of information is required by the legislation of the Czech Republic in order to help the investors understand all main risks, costs, possible gains and losses associated with this product and for comparison with other products.

## GENERAL INFORMATION

Product name: **PRESIDENT FUND**

Assets manager: Zenith Rise, osoba rizikového kapitálu s.r.o., Registration number: 21455821

Address of registered office: Rybná 716/24, 110 00 Prague 1, Czech Republic

Registration in the Czech National Bank (CNB): number 2025/021646/CNB/650

Contact information: Tel.: +420721948194|E-mail: info@zenith-rise.com |
Website: www.zenith-rise.com

Zenith Rise, osoba rizikového kapitálu s.r.o. is registered at the Czech National Bank (CNB) in accordance with cl. 15 of Law No. 240/2013 Sb on Investment companies and funds (ZISIF). The activities of the company are not subject to regulation from part of the CNB, but shall comply with the reporting obligations in accordance with cl. 1 of Art. 110 of EU Delegated Regulation 231/2013 supplementing Directive 2011/61/EU of the European Parliament and of the European Council.

## WHAT IS THIS PRODUCT?

### TYPE:

**PRESIDENT FUND** is an actively managed portfolio of collective investment vehicles in the arts hereinafter **Collection**. The core of the portfolio is the Collection.

### OBJECTIVE:

The strategy **PRESIDENT FUND** – Activities relating to the Collection in which the Fund invest will be carried out by Geko Gold Arte's structure and reported separately from activities unrelated to the Collection. The Fund will disburse financing tranches to Geko Gold Arte in accordance with the progress of its activities on the Collection in the form of loans. Loans and value of the deposits in the Fund's bank account constitute the **Assets.**

The objective of the Fund is to promote, manage and sell the art manufacts that are part of the Collection. Part of these activities, but not only, is restoration, publication of a catalogue, promotion through exhibitions in Italy and abroad.

### SUPPOSED INVESTOR:

This product is intended only for sophisticated investors by implication of law cl. 272 (1) ZISIF. The product is suitable for the investors who want to top up their portfolio with alternative investment types with a higher potential rate of return and are ready to bear the risk of loss.
The investor's investment horizon: 5 years. Minimum barrier to entry: EUR 125,000 or the equivalent amount in another currency.

## WHAT ARE THE RISKS AND PROVISIONAL RETURNS

### SUMMARY RISK INDICATOR – SRI

NOTIFICATION

The SRI indicator suggests that investments in this product will take at least 5 years. Actual risk may vary considerably if a return on investment is requested prematurely. In case of an early exit, you will have to pay an additional fee.

The Summary Risk Indicator (SRI) is helpful to compare the risk level of a given product with the risk levels of other products. It shows how high is the possibility that the product could lose monetary funds due to changes happening in the market.

This risk indicator shows how likely it is that a product will lose monetary funds due to movements in the markets.

**Risk indicator**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

Low risk
Potentially poor return

High risk
Potentially high return

We have rated this product as a 3 out of 7, what means it is an above average risk class. This rating has been calculated considering the possibility of using level of leverage in the product. The risk indicator supposes a 5
-years investment horizon. The actual risk level may vary depending on the investment period.

## RETURN SCENARIOS AND THE IMPACT OF INVESTMENT RELATED COSTS

It is shown in the following table what sum the investor will be able to receive during 5 years under various course of events scenarios, assuming that EUR 125,000 have been invested.
The presented scenarios are of future outcome estimates and are not a reliable indicator. The return on investment may vary depending on how the market works and how long you keep the investment. The presented figures include all costs (fees) incurred on the product itself, where applicable. But these figures do not take into account the tax liabilities to which your income is subject in your jurisdiction. An approximate calculation of investment-related fees and costs for 3 different investment periods is shown in the table. These figures are estimates of the fees and costs and are not a reliable indicator.

| Scenarios | | 1 year | 3 years | 5 years |
|---|---|---|---|---|
| Stressed scenario | Amount of investments, after all costs are taken into account | €122 750 | €120 307 | €94 331 |
| | Average earnings yield per annum | -1,80% | -1,27% | -5,47% |
| Unfavorable scenario | Amount of investments, after all costs are taken into account | €122 750 | €120 307 | €106 122 |
| | Average earnings yield per annum | -1,80% | -1,27% | -3,22% |
| Conservative scenario | Amount of investments, after all costs are taken into account | €122 750 | €120 307 | €224 154 |
| | Average earnings yield per annum | -1,80% | 1,27% | 12,39% |
| Favorable scenario | Amount of investments, after all costs are taken into account | €122 750 | €120 307 | €234 766 |
| | Average earnings yield per annum | -1,80% | 1,27% | 13,43% |

## WHAT HAPPENS IN THE CASE OF INSOLVENCY OR LIQUIDATION OF THE ASSETS MANAGER?

The investors' assets placed under management are not the property of the Zenith Rise, osoba rizikového kapitálu s.r.o., assets manager and are separated from the assets Zenith Rise, osoba rizikového kapitálu s.r.o. All investors' assets are held in investments or in separate accounts of the Zenith Rise, osoba rizikového kapitálu s.r.o. assets manager. In the case of insolvency or liquidation of the Zenith Rise, osoba rizikového kapitálu s.r.o., assets manager all the assets will be divided among individual investors according to their share of the total volume of assets.

An investor may face financial losses, and such losses are not covered by compensation or any investment guarantee scheme.

## THE IMPACT OF INVESTMENT-RELATED COSTS ON THE RETURN

Reduction of Investment Yield (RIY) shows how the total costs you pay will affect your investment return. Total costs include one-time, current and additional costs.

An approximate calculation of investment-related fees and costs for 3 different investment periods is shown in the table. These figures are estimates of the fees and costs and are not a reliable indicator. They do not include possible deductions for an early contract termination.

Data supposes that you invest EUR 125,000 and is calculated on the basis of the Conservative scenario. These figures are estimates and they may change in the future.

| Calculation on the basis of a conservative yield scenario | 1 year | 3 years | 5 years |
|---|---|---|---|
| All costs for the whole period, € | €2 250 | €4 693 | €19 950 |
| Effect on return (RIY) per annum | 1,83% | 3,90% | 8,90% |

## WHAT ARE THE INVESTMENT-RELATED EXPENSES?

This table shows the impact of different types of fees and expenses on the return per annum based on the Conservative scenario and an investment of EUR 125,000. Entry fee will be deduced upon receiving first payment. Management fee will be deducted at the beginning of each year.

| Impact on the return per annum | | | |
|---|---|---|---|
| One-time expenses | Entry fee | 0,8% | Impact of the expenses paid when entering the investments |
| | Exit fee | 0% | Impact of the expenses paid when exiting the investments |
| | Early exit fee | 30-10% | An early exit fee applies if the investment period specified in the agreement has not been reached, meaning the early termination of the investment agreement<br>• 30% for exit before 1 year<br>• 20% for exit before 2 years<br>• 10% for exit before 3 years |
| Current expenses | Management fee | 1% | Impact of the costs we spend each year for managing your investment. |
| | Portfolio transaction costs | 0% | Impact of the costs we spend each year for on transactions relating Portfolio transaction costs |
| Additional expenses | Success fee (performance fee) | 10% | This commission is 10% of the return received on the investments |

## HOW LONG SHOULD I KEEP THIS INVESTMENT?

The recommended investment period is 5 years.
Exiting before 3 years, will incur in early exit fees as above.

## HOW TO MAKE A COMPLAINT?

You can make a complaint: to the Contact Center by phone: +420721948194 or by email info@zenith-rise.com

Website: www.zenith-rise.com

## ADDITIONAL INFORMATION

It is necessary to enter an appropriate contract that governs this product. This document and the information contained therein shall in no way be construed as an offer for purchasing or selling the respective product, nor shall it be construed as a personalized advice provided by an asset manager or a consultant.