Key Information Document

Purpose

This document presents the key information about this investment product. It is not a promotional material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product, as well as to compare it with other products.

Product Information

Fund name	Bulgaria AIF Fund
Managing company	Bulgaria Fund Management EOOD
Fund type	Alternative Investment Fund (AIF)
ISIN	BG1200002241
LEI	9845004D8D4093EP8C13
Website	https://aif.bg
Contact	+359 876 87 4445
Regulator	Financial Supervision Commission (FSC), Bulgaria
Date of issue	20 June 2024

Bulgaria AIF Fund is an Alternative Investment Fund (AIF). The AIF is a collecting investment undertaking that pools capital from investors and invests it according to a defined strategy, under the management of a registered AIFM and the supervision of the national regulator. Managed by Bulgaria Fund Management EOOD, a registered fund manager under No. 412/20.06.2024, the Fund operates in full compliance with EU Directive 2011/61/EU (AIFMD). It follows a diversified, capital-preservation investment strategy focused on fixed-income instruments, primarily bonds issued by Bulgarian state-owned enterprises and licensed banks, as well as select private equity opportunities in the real estate and healthcare

What is this product?

Type

Bulgaria AIF Fund AD is an Alternative Investment Fund (AIF) within the meaning of Article 194(1) of the Bulgarian Act on Collective Investment Schemes and Other Undertakings for Collective Investment (ZDKISDPKI) and Directive 2011/61/EU of the European Parliament and of the Council, concerning exemptions, operating conditions, depositaries, leverage, transparency, and supervision.

Term

The Fund is open-ended. It has no fixed term for capital raising and no closed periods during which investors are restricted from redeeming their investments.

Additional Information

You may sell (redeem) part or all of your shares on any valuation day. The Fund is not a guaranteed investment and does not rely on external support to ensure liquidity or to stabilize the net asset value of its shares. Any income generated by the Fund may be reinvested into additional shares or paid out to shareholders upon request.

Objectives

The main objectives of the Fund are focused on growth, security, and liquidity, aiming to achieve sustainable appreciation in the value of its investments while maintaining effective risk management. The Fund seeks to deliver consistent growth in the value of its portfolio, resulting in a gradual increase in the price per share. The management company focuses its efforts on preserving the initial value of the invested capital by following a moderate-risk investment strategy aligned with prevailing market conditions and regulatory requirements. In addition, the Fund maintains sufficient liquid assets within its portfolio to ensure the timely fulfillment of its obligations and to meet redemption requests in accordance with the established investment limits.

What Are the Costs?

The person offering you this product or providing investment advice may charge you additional fees. In such cases, this person will inform you of these fees and explain how they may affect your investment.

Costs Over Time

The table below shows the amounts deducted from your investment to cover various types of costs.

Main Markets

The investment policy of the Alternative Investment Fund limits investments exclusively to Bulgarian assets. The Fund invests solely in shares, equities, and bonds of Bulgarian companies, including special purpose investment companies (REITs).

Base Currency

BGN (planned EUR conversion at 1.95583 BGN/EUR on 1 Jan 2026).

Cost Elements

COST ELEMENT	DESCRIPTION	IF YOU WITHDRAW AFTER 1 YEAR
ONE-OFF COSTS		
Initial fee	We do not charge an entrance fee.	**0 EUR**
Investment withdrawal fee	We do not charge an exit fee for this product.	**0 EUR**
ONGOING COSTS		
Management fees and other administrative or operational costs	1.0% per annum of the net value of your investment.	**5 120 EUR + 1% of the increase in net share value.**
Transaction costs	0.00% of the value of your investment per year. This is an estimate of our costs for buying and selling the underlying instruments of the product. The actual cost will vary depending on how much we buy and sell.	**0 EUR**

The fees are calculated based on a net investment of €512,000.

Recommended Holding Period

The minimum recommended holding period is 12 months. This recommendation is based on our assessment of the product's risk profile, potential return, and associated costs.

Applicants under the Bulgaria Golden Visa Program are required to maintain their investment for a period of five years from the date on which permanent residency is granted.

Order Processing

Requests for subscription or redemption of fund shares received and accepted by the management company by 14:30 CET on any valuation day are processed at the fund's net asset value calculated for that day.

Target Professional Investor

This product is intended for professional investors who possess the knowledge, experience, and financial capacity to assess and assume the risk

Is Bulgaria AIF compliant with the Bulgaria Golden Visa program?

Yes. Bulgaria AIF fully complies with the requirements of the Bulgaria Golden Visa program. The Fund's assets under management exceed BGN 3,000,000, which is the minimum threshold for Golden Visa eligibility. The Fund is managed by a registered Bulgarian fund manager and invests exclusively in Bulgarian assets, as required by law.

Is Bulgaria AIF PFIC exempt?

Bulgaria AIF may qualify as a suitable investment option for U.S. citizens. Whether the Fund meets the "active income" and "active asset" tests for PFIC exemption under U.S. tax law depends on its current income composition and asset structure, which should be reviewed directly with the Fund. For more information, please contact us in writing at office@aif.bg.

Risk indicator

1	2	**3**	**4**	5	6	7

lower risk **higher risk**

The risk indicator assumes that you hold the product for minimum 12 months. The actual risk may vary if you redeem your investment at an earlier stage, and you may receive less than the amount initially invested.