

## DISCLOSURE OF KEY INFORMATION

### Purpose

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

### Product

**Spinoffy SICAV a.s. Sub-fund Spinoffy 1, Class A Investment Shares, ISIN: CZ1005203172 (hereinafter also referred to as the Fund<sup>®</sup>).**

**Investment product currency:** CZK

#### Product creator:

AMISTA investiční společnost, a.s., with its registered office at Sokolovská 700/113a, 186 00 Prague 8, ID No. 274 37 558.

#### Fund Manager:

AMISTA Investment Company, a.s., with its registered office at Sokolovská 700/113a, Karlín, 186 00 Prague, ID No. 274 37 558 (hereinafter referred to as **the „Investment Company“**). The Investment Company is the manager and administrator of the fund. The Investment Company is part of the regulated consolidated group of Ing. Ivan Jakobovič and Ing. Jozef Tkáč pursuant to Act No. 21/1992 Coll. and Decree No. 163/2014 Coll. and is included in the consolidated financial statements of J&T FINANCE GROUP SE, ID No.: 275 92 502, prepared in accordance with IFRS.

Contact: further information regarding the Fund (prospectus, latest annual report, current price of investment shares, etc.) or the Investment Company is available free of charge on the website at [www.amista.cz](http://www.amista.cz), via email: [info@amista.cz](mailto:info@amista.cz), and via the toll-free telephone line +420 226 233 110.

#### Supervisory Authority:

The Czech National Bank is responsible for supervising the Investment Company and the product manufacturer in relation to the key information statement. The Investment Company has been granted a license in the Czech Republic by the Czech National Bank.

This key information document was prepared on January 14, 2026, and last updated on January 14, 2026.

**You are about to purchase a product that is not simple and may be difficult to understand**

### What kind of product is this?

#### Type

The product is an investment share of a sub-fund of a qualified investor fund in the legal form of a joint-stock company with variable share capital. The Fund's depositary is J&T BANKA, a.s., ID No.: 471 15 378, with its registered office at Sokolovská 700/113a, Karlín, 186 00 Prague. The assets of individual sub-funds are segregated and constitute a separate accounting unit (i.e., a sub-fund is not liable for the debts of other sub-funds). It is not possible to exchange an investment share for an investment share of another sub-fund. The current version of this key information document, the Fund's Statute, and other information, including the current price of investment shares, can be found in Czech on the Investment Company's website at [www.amista.cz](http://www.amista.cz). Upon request, the Investment Company will provide the Fund's Statute and the Fund's most recently published annual report in electronic or printed form.

#### Duration

The Fund is established for an indefinite period. Accordingly, there is no maturity date for the investment. The investor has the right to request the redemption of investment shares at any time. Redemption requests are settled in accordance with the Fund's Statute at the time of the next valuation. The Fund has a valuation period of one year. The Fund may be dissolved for reasons specified by law. The Fund may also be dissolved for reasons other than those specified by law, by decision of the Investment Company, which may result in the investor being unable to hold the investment in the Fund for the recommended holding period. No guarantee exists or is provided regarding the investor's ability to remain in the Fund.

#### Objectives

The Fund is established for the purpose of investing in advanced research projects in the technology sector at universities and other research organizations with the aim of establishing technology companies and successfully bringing them to market. The Fund may also invest in other technology companies under the conditions set forth in the Statute.

The Fund has no regional, sectoral, or currency restrictions on its investments and does not track any index. The Fund's investment objectives are achieved through direct exposure to investment assets. A return on investment in the Fund is not guaranteed.

#### Intended Retail Investor

This product may be acquired exclusively by a qualified investor within the meaning of Section 272 of Act No. 240/2013 Coll., on Investment Companies and Investment Funds. The Fund is intended for qualified investors with very advanced knowledge in the field of investing. Given that the Fund's recommended investment horizon is at least 10 years, investors must be willing to accept the risk of temporary losses; therefore, the Fund is suitable for investors who can afford to set aside the invested capital for at least this period. The Fund may not be suitable for an investor who intends to recover their invested funds in a period shorter than the recommended investment horizon.

### What risks am I taking, and what returns might I achieve?

#### Summary Risk Indicator (SRI)

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

← lower risk

higher risk →

The Summary Risk Indicator (SRI) serves as a guide to the level of risk associated with this product compared to other products. It indicates how likely it is that the product will lose value due to market fluctuations or because we are unable to pay you (e.g., due to negative development in markets, the failure of certain technology companies, changes in technological development, etc.). This risk indicator assumes that you will hold the product for 10 years or more (unless there is a specific maturity date).

This product has been classified as 6 out of 7, which is the second-highest risk class. This product is classified in this category due to the absence of a relevant historical data series with sufficient frequency, or the absence of a benchmark with suitable parameters.

The actual risk may differ significantly; if you sell early, you may receive less than your initial investment.

Recommended holding period (investment horizon) 10 years or more.

Be aware of **liquidity risk**. The payout of funds in the event of early redemption may take up to one year and may be subject to high fees and affect **currency risk** (the fund's investments may be denominated in CZK, EUR, and USD).

#### Other risks not considered in the SRI

Other risks not considered in the SRI include, in particular:

Operational risk caused by potential failures in internal processes, human error, or the impact of external events.

Risks associated with the type of assets targeted by the Fund's investment strategy (see "**Objectives**"). Investments in early-stage technology projects at the proof-of-concept phase represent a highly speculative form of investing, where there is a high risk of total loss of invested capital due to the project's failure to demonstrate technical feasibility and market potential. The Fund is also exposed to a high risk of concentration, as it invests solely in the technology sector.

Sustainability risks refer to events or situations in the environmental, social, or governance (ESG) areas that, if they were to occur, could have an actual or potential material adverse impact on the value of the investment.

In managing the Fund, the Investment Company takes sustainability risks into account in accordance with its sustainability risk integration policy, available on the Investment Company's website in the corporate information section. The Manager has assessed the likely impact of sustainability risks on the return on investment in the Fund as low.

#### Maximum Possible Loss of Invested Capital and Other Disclosures

An investor may lose all of the invested capital.

#### Investment – Performance Scenarios

Investment performance depends on future market performance and the holding period of the product. Future market developments are uncertain and cannot be accurately predicted. The scenarios presented are examples based on past results and certain assumptions made by the product creator. Markets may develop very differently in the future.

| Number of years:     | 1,000,000 CZK                                    | 1               | 5               | 10 (recommended holding time) |
|----------------------|--|-----------------|-----------------|-------------------------------|
| Scenarios            |  | Absolute amount | Absolute amount | Absolute amount               |
| Stress scenario:     | How much could you get back after paying costs   | CZK 180,300     | CZK 154,360     | CZK 409,250                   |
|                      | Average return each year                         | -82.0%          | -31.2%          | -8.5%                         |
| Worst case scenario: | How much you could get back after covering costs | CZK 184,300     | CZK 172,890     | CZK 1,083,830                 |
|                      | Average return each year                         | -81.6%          | -29.6%          | 0.8%                          |
| Moderate scenario:   | How much you could get back after covering costs | CZK 186,300     | CZK 191,450     | CZK 1,680,370                 |
|                      | Average return each year                         | -81.4%          | -28.2%          | 5.3%                          |
| Best case scenario:  | How much you could get back after covering costs | CZK 190,300     | CZK 215,620     | CZK 2,064,270                 |
|                      | Average annual return                            | -81.0%          | -26.4%          | 7.5%                          |

Calculated in accordance with applicable regulations and rules (in particular the PRIIPs Regulation). The scenarios shown illustrate how your investment might perform. You can compare them with scenarios for other products. This table shows the funds you could recover over the next 1–10 years under various scenarios, assuming you invest CZK 1,000,000. The scenarios shown are estimates of future performance based on historical evidence of how the value of this investment varies and are not an exact indicator.

The stress scenario shows what you might get back under extreme market conditions and does not take into account a situation where we are unable to pay you. The figures shown include all costs of the product itself but may not include all costs you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

This product cannot be easily redeemed. This means it is difficult to estimate how much you would get back if you redeemed it before the end of the recommended holding period. You will either not be able to redeem early, or you will have to pay high costs or suffer a significant loss if you do so.

#### What happens if the Company is unable to make a payment?

The obligations between you and the Fund or the Investment Company are not covered by an investor compensation or guarantee scheme. If you believe that the Investment Company acted in violation of legal regulations when redeeming investment shares or making distributions, you may file a complaint with it. You may also contact the Czech National Bank or assert your rights by filing a lawsuit with the competent court.

The Fund's assets are legally and in accounting terms separate from the assets of the Investment Company and other funds under management. In the event that the Investment Company's license to manage the Fund is revoked, management will be transferred to another investment company. If AMISTA, investiční společnost, a.s., becomes insolvent, the insolvency administrator will ensure the transfer of the Fund's management to another investment company or the liquidation of the Fund. Other grounds for the dissolution of the Fund are specified in more detail in its Articles of Association.

The redemption of shares may be suspended in accordance with the law and the Fund's Statute; for a maximum of 2 years. The investment company shall immediately notify the CNB of the suspension and publish this information on at [www.amista.cz](http://www.amista.cz).

## What are the costs associated with this investment?

| Costs at the time of investment in the amount of CZK 1,000,000 | If you terminate the investment after one year | If you terminate the investment after five years | If you terminate the investment after ten years |
|--|--|--|---|
| <b>Total costs (CZK)</b>                                       | CZK 818,502                                    | CZK 858,550                                      | 319,630 CZK                                     |
| <b>Impact of annual costs (*).</b>                             | 81.9 %   | 29.1 %   | 1.9 % each year                                 |

(\*). This figure shows how costs reduce your return each year during the holding period. For example, it shows that if you exit the investment at the recommended holding period, your estimated average annual return will be 7.2 % before costs and 5.3 % after costs.

The tables show the amounts used from your investment to cover various types of costs. These amounts depend on the size of your investment, the holding period, and (where applicable) the product's performance. The amounts shown in this table are examples based on a sample investment amount and various holding periods.

We assumed that:

a) In the first year, you would recover the amount you invested (0 % annual return); for other holding periods, we assumed the product's performance according to a **moderate scenario**.

b) The investment amount is CZK 1,000,000.

These figures include the maximum distribution fee that the person selling you the product may charge, which is 0 % of the invested amount. The actual amount of the distribution fee will be provided to you by that person.

**Cost Breakdown** (the table shows the impact of various types of costs on the investment return you could receive at the end of the recommended holding period—here, the recommended holding period is 10 years or more—and the significance of the different cost categories)

|   |                             |       |   | Costs if you terminate the investment after one year |
|---|-----------------------------|-------|---|--|
| One-time costs upon entry or exit         | Entry costs                 | 0.0 % | Impact of costs you pay when entering the investment.   | CZK 0  |
|   | Exit costs                  | 0.0 % | Impact of costs upon exiting the investment (Investment horizon is 10 years).   | CZK 800,000  |
| Ongoing costs charged annually            | Portfolio transaction costs | 0.0 % | Impact of costs associated with buying/selling underlying assets.   | CZK 0  |
|   | Other ongoing costs         | 1.9 % | Impact of costs incurred in managing the Fund.  | CZK 18,502   |
| Incidental costs under certain conditions | Performance fees            | 0.0 % | Impact of the performance fee (We collect this if the Fund outperforms the benchmark—its performance comparison indicator). | CZK 0  |
|   | Capital appreciation fees   | 4.5 % | Impact of capital appreciation fee - We charge this if the investment's performance was better than 7 %.                    | CZK 45,046   |

The figures shown include all costs of the product itself, but may not include all costs you pay to your advisor or distributor. Persons selling products with an investment component or providing advice on such products may charge additional fees. The figures do not take into account your personal tax situation, which may also affect how much you get back.

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

The investment horizon is 10 years or more, given the nature of the assets in which the Fund invests.

### Options and conditions for canceling the investment before maturity

The investor is entitled to sell the investment even before the recommended holding period expires.

As a result of redeeming the investment before the end of the recommended holding period, the Company may apply an exit fee of 80 % of the value of the redeemed securities if the investor held the investment share for less than 10 years.

## How can I file a complaint?

Complaints or claims regarding the product may be submitted in writing (by mail or email), by phone, or in person using the contact information provided below:

In person or in writing at the following address: AMISTA investiční společnost, a.s., with its registered office at Sokolovská 700/113a, Prague 8, Postal Code: 186 00. All complaints are handled without delay upon receipt, usually within 15 business days.

By phone: +420 226 233 110

By email: [info@amista.cz](mailto:info@amista.cz)

Website: [www.amista.cz](http://www.amista.cz)

## Other relevant information

This key information document does not take into account the specific terms and conditions of individual distribution networks.

Upon request, the Investment Company will provide you with the Statute and the Fund's most recently published annual report in electronic or printed form.

Further information about the Fund can also be found on its website at <https://www.amista.cz/spinoffy>.