

Purpose

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

Product

MFO Balanced Fund

Class A. A Sub-Fund of MFO Funds (the "Fund").

ISIN: CYF000000960, **Bloomberg Ticker:** MFOBFA CY Equity

CySEC's Registration Number: UCITS 14_1

Manufacturer: MFO Asset Management Ltd ("AIFM")

Call +357 22 692 030 or visit <http://www.mfoasset.com> for more information.

The Cyprus Securities and Exchange Commission ("CySEC") is responsible for supervising MFO Asset Management Ltd in relation to this Key Information Document. This PRIIP is authorised in Cyprus. MFO Asset Management Ltd is authorised in Cyprus and regulated by CySEC. This Key Information Document is accurate as at 30.09.2025.

What is this product?

Type: Investor shares of a Sub-Fund of an Open-Ended Undertakings for Collective Investment, namely MFO Funds, as provided in the Open-Ended Undertakings for Collective Investment Law, or in any other law which replaces or amends it. The Fund is authorised as a common fund and has no legal personality.

Term: The Sub-Fund is set up for an indefinite period but may be liquidated in accordance with section 8 of the Fund's Prospectus.

Objectives: The Sub-Fund invests in highly liquid assets with emphasis on fixed income securities. The Sub-Fund's investment strategy is mainly implemented through investments in other collective investment schemes (FoFs) with at least 50% of invested assets but without ruling out direct investments. The Sub-Fund invests predominantly (approximately 80% and not less than 65% of the Sub-Fund's net assets) in fixed income securities and have a minimum exposure of 60% of its fixed income investments in each of these categories: euro denominated, investment grade and government bonds. The average credit quality of the fixed income portfolio is investment grade. The Sub-Fund does not directly invest in ABS, MBS and convertible bonds (or contingent convertible bonds), without ruling out minor exposures, with a maximum exposure of 10% of the fixed income investments, in the above-mentioned bond categories through investments in bond funds. The Sub-Fund may also hold up to 20% of its net assets in cash and cash equivalents, which include investments in euro-denominated money market instruments and cash held in euro to cover its operational expenses. Investments in money market instruments will include, but are not

limited to, money market funds, term deposits, certificates of deposit, short term notes and commercial paper. To supplement its investing activities and depending on market conditions, the Sub-Fund may invest to a limited extent, approximately 10% and up to 15% of its net assets, in equity investments in an effort to enhance the Sub-Fund's performance. The Sub-Fund's equity investments will focus on geographical regions and industrial sectors in which the Manufacturer may deem appropriate to invest in, considering prevailing market conditions. Investments in equities are mainly implemented through investment in collective investment schemes (with at least 70% of assets invested). The selected funds are managed by top rated managers and shall meet the above criteria. The Sub-Fund is actively managed without any benchmark reference.

Depository: Eurobank Limited

SFDR Classification: Article 6

Intended Retail Investor: The Sub-Fund is suitable for investors wishing capital preservation and moderate growth and have sufficient knowledge and experience. While the Sub-Fund's portfolio is not expected to exhibit high volatility, a potential investor must have experience with volatile products to assess relevant risks efficiently.

Subscriptions and Redemption: Investor can subscribe or redeem their Investor Shares on a daily basis at the applicable Net Asset Value calculated based on the provisions of the Fund's Prospectus.

Distribution Policy: As a rule, the intention of the Sub-Fund is not to distribute the income or profits, given that the management of the Sub-Fund is aimed towards capital gains. However, the Manufacturer, reserves the

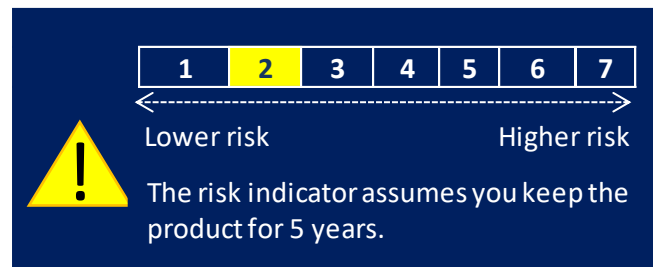
right to distribute income and profits to the Sub-Fund's unitholders, at the discretion of the Board of Directors of the Manufacturer.

Further Information: You can get further information

about this Fund, including the Prospectus, latest annual report, any subsequent half-yearly report and the latest NAV, from the AIFM at 66 Akropoleos Avenue, 1st Floor, Acropolis Tower, 2012, Strovolos, Nicosia. They are available free of charge in English.

What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose value because of movements in the markets or because we are not

able to pay you. We have classified this product as risk class 2 out of 7, which is a low risk class. This rates the potential losses from future performance at a low level, and poor market conditions are very unlikely to impact our capacity to pay you.

This product does not include any protection from future market performance, so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment. For a full disclosure of risks entailed by investing in the Sub-Fund, please refer to the "Risk Factors" section of the Fund's Prospectus.

Performance Scenarios

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of a suitable benchmark over the last 10 years. Markets could develop very differently in the future. What you get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

Recommended holding period: 5 years			
Example Investment: EUR 10,000			
Scenarios		If you exit after	
		1 year	5 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress scenario	What you might get back after costs (€)	1,841	2,367
	Average return each year	-81.59%	-25.04%
Unfavourable scenario	What you might get back after costs (€)	8,483	8,745
	Average return each year	-15.17%	-2.65%
Moderate scenario	What you might get back after costs (€)	10,029	9,660
	Average return each year	0.29%	-0.69%
Favourable scenario	What you might get back after costs (€)	10,849	10,699
	Average return each year	8.49%	1.36%

The figures shown include all the costs of the product itself, but may not include all the costs that 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. The stress scenario shows what you might get back in extreme market circumstances. This type of scenario occurred between 2015 and 2024. An appropriate proxy was used to calculate the performance of the product.

What happens if MFO Asset Management Ltd is unable to pay out?

MFO Asset Management Ltd is the management company of the Fund. The Fund is operating with a depositary in accordance with the Open-Ended Undertakings for Collective Investment Law. The depositary of the Fund is Eurobank Limited. The Sub-Fund does not offer any guaranteed returns and is not covered by any guaranteed compensation scheme. Investors can lose the whole of their investments. The Sub Fund's assets are segregated from those of the External Manager and from other sub-funds.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how affect your investment.

Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, and how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods. We have assumed:

- In the first year you will get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario;
- EUR 10,000 is invested.

Scenarios	If you exit after 1 year	If you exit after 5 years
Total Costs	141	712
Annual Cost Impact*	1.4%	1.4%

* This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 0.7% before costs and -0.7% after costs.

Composition costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee	€ -
Exit costs	We do not charge an exit fee	€ -
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.29% of the value of your investment per year. This is an estimate based on actual costs over the last year.	€ 129
Transaction costs	0.12% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	€ 12
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	€ -

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

The Sub-Fund is designed for medium term investments based on the target balanced allocation among asset classes. You can disinvest according to Fund Prospectus without penalty. Refer to the "What are the costs?" section for the impact of the costs on your investment return when you exit. You cannot exchange your investment in units of the Sub-Fund to the units of other sub-funds.

How can I complain?

The External Manager has a Complaints Policy through which investors can submit their complaint. Details about the Complaints Policy of the External Manager can be found at <https://www.mfoasset.com/cms/cmsspages/policy>.

Other relevant information

Further Information: Refer to "What is this Product" section for how you can find additional relevant documents for this product.

Tax Legislation: The product is subject to the tax legislation of the Republic of Cyprus, which may have an impact on your personal tax position.

Reference Currency: Euro

Past performance & Previous performance scenarios:

Past performance over the last 6 years and previous performance scenario calculations are available upon request, free of charge.

Liability: MFO Asset Management Ltd 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 Fund's Prospectus.