

Key Information Document ("KID")

WREN RETIREMENT FUND (the "Sub-Fund") Class B EUR (LU0640269410) a sub-fund of KMG SICAV SIF (the "Fund")

This Fund is managed by KMG Capital Markets Ltd

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. You are advised to read it so you can make an informed decision about whether to invest.

Product

Wren Retirement Fund Class B EUR, a sub-fund of KMG SICAV SIF

KMG Capital Markets Ltd, is authorised in Cyprus and regulated by the Cyprus Securities and Exchange Commission (CySEC).

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The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising KMG SICAV SIF in relation to this Key Information Document.

This Product is authorised in Luxembourg and in accordance with the AIFM Directive.

Date of Production of the KID: 07/02/2024

What is this Product?

Type

The Product is a Share Class of the Sub-fund "Wren Retirement Fund" which is part of the Fund "KMG SICAV SIF".

Term

This product has been created for an unlimited period of time and could be liquidated under the conditions laid down in the management regulations of the fund.

Objectives

Investment Objective:

The investment objective of the Wren Retirement Fund is to purchase, develop and maintain high end residential care homes/retirement homes in the UK and Western Europe. The fund will aim to achieve long term capital growth.

The aim is to increase the value of Wren Retirement Fund via purchasing at a discount to market value where possible, capital growth and income from residency fees over the investment period. Wren Retirement Fund is actively managed and doesn't make reference to a benchmark. The Sub-Fund does not have as its objective sustainable investment and ESG aspects are not binding for the investment decisions process. Wren Retirement Fund however integrates sustainability risks in its investment decisions as described in SFDR and intends to take into account some Social and Environmental characteristics on a best effort basis, without being mandatory. Should the Sub-Fund decide to comply with Article 8 or 9 of the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability related disclosures in the financial services sector (SFDR), the Sub-Fund's documentation would be updated accordingly. The investments underlying the Wren Retirement Fund do not take into account the EU criteria for environmentally sustainable economic activities.

Investment Policy:

The Sub-Fund seeks to achieve its objective by sourcing and purchasing residential care homes throughout the UK and Western Europe. The fund will also invest in listed securities and collective investment schemes within the sector as part of the overall strategy.

Geographical Allocation:

United Kingdom and Western Europe.

Share Class Currency:

The reference currency of the Class of Share is EUR.

Investment Horizon

The risk and the reward of the product may vary depending on the expected holding period. We recommend holding this product at least for 5 years.

Factors driving performance: The performance is driven by developments affecting the UK economy, care home businesses' performance, changes in Government or Care Quality Commission's policies relevant to the care home sector, local competition, the cost of borrowing, changes in the tax environment, population demographics, the impact of Brexit and changes to the minimum wage. The choice of assets is guided by grow

Processing of subscription and redemption orders

The subscription orders must be received by the Registrar and Transfer Agent two (2) Luxembourg Business Days prior to the monthly Valuation Day and no later than 12 p.m. Luxembourg time. Orders will be processed at the Net Asset Value applicable to such Valuation Day.

The redemption orders must be received by the Registrar and Transfer Agent sixty (60) Luxembourg Business Days prior to the monthly Valuation Day and no later than 12 p.m. Luxembourg time.

The conversions orders must be received by the Registrar and Transfer Agent fifteen (15) Luxembourg Business Days prior to the last Business Day of each relevant quarter and no later than 12 p.m. Luxembourg time.

Investors will have their Shares allotted at the Net Asset Value per Share as of the relevant Valuation Day less any applicable subscription charge.

Investors may redeem their shares at their Net Asset Value per Share on any Valuation Day (monthly) less any applicable redemption fees, as further explained in Section 'How long should I hold it and can I take money out early' below.

Minimum initial investment: 15,000 in the relevant reference currency of the relevant Unit class.

Intended retail Investors:

The product is designed for Well-Informed and Institutional Investors, who are looking for a diversified exposure to investments that provide a high growth and income potential.

Maturity Date:

There is no Lock-up period in relation to the holding of Investor Shares of Class B EUR in the Fund.

Dealing frequency: The Net Asset Value of this Sub-Fund is calculated on a monthly basis.

Benchmark: The Sub-Fund does not refer to a benchmark.

Income: Incomes of this Share Class are capitalised.

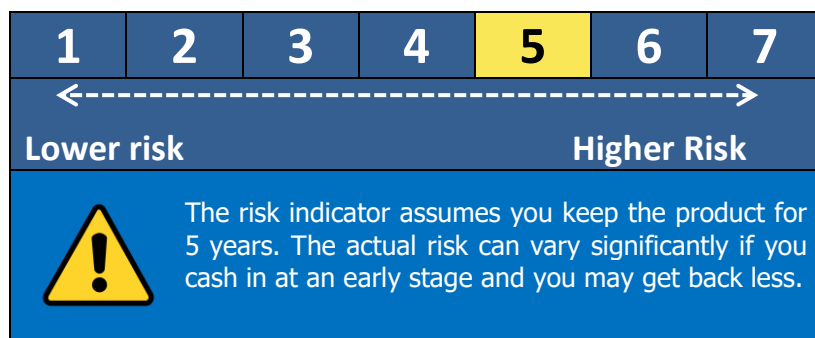
Depository:
Quintet Private Bank (Europe) S.A.

Further Information:
Please refer to the 'Other relevant information' section below.

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 money because of movements in the markets or because we are not able to pay you.



We have classified this product as 5 out of 7, which is a medium-high risk class. This classification takes into consideration two elements: 1) the market risk - that rates the potential losses from future performance at level; and 2) the credit risk which estimates that poor market conditions could impact the capacity of the Fund 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.

Other risks not included in the Summary Risk Indicator ('SRI'), itemised below, are considered materially relevant.

- Liquidity Risk;
- Property Values – vulnerable to political, legal and economic issues;
- Valuation Risk;
- Finance and Borrowing Risk;
- Economic Risk;
- Competition;
- Tax Considerations;
- Regulatory Risks;
- Income Risks.

Further information on the risks of investing in this Sub-Fund are available in the prospectus.

Performance Scenarios:

The figures shown include all the costs of the product itself, where applicable, 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. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate and favourable scenarios shown are illustrations using the worst, average and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:		5 years	
Example Investment:		EUR 10,000	
		If you exit after 1 year	If you exit after 5 years (Recommended Holding Period)
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	EUR 5,910	EUR 1,509
	Average return each year	-40.90%	-84.91%
Unfavourable	What you might get back after costs	EUR 7,613	EUR 5,598
	Average return each year	-23.87%	-44.02%
Moderate	What you might get back after costs	EUR 8,798	EUR 8,041
	Average return each year	-12.02%	-19.59%
Favourable	What you might get back after costs	EUR 9,975	EUR 12,239
	Average return each year	-0.25%	22.39%

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable Scenario: This type of scenario occurred for an investment between 29/05/2015 and 30/04/2020.

Moderate Scenario: This type of scenario occurred for an investment between 29/08/2014 and 31/07/2019.

Favourable Scenario: This type of scenario occurred for an investment between 31/01/2018 and 31/12/2022.

Sufficient historical data over the last 10 years (from 31/01/2013 to 31/12/2022) of the Product was used to calculate the performance.

What happens if KMG Capital Markets Ltd is unable to pay out?

Investors are unlikely to face a financial loss should KMG Capital Markets Ltd fail or default. While KMG Capital Markets Ltd is responsible for management and administration of the Fund, it does not hold the assets of the Fund, including monies payable to investors. The Depository is responsible for the safekeeping of the assets of the Fund. Investors may suffer loss, up to the value of their entire investment, if the Fund or the Depository is unable to pay out. KMG Capital Markets Ltd has no obligation to pay out in this scenario and there is no applicable investor compensation scheme to cover any loss in such an event.

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 they 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, 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 would 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

	If you exit after 1 year	If you exit after 5 years (Recommended Holding Period)
Total costs	EUR 920	EUR 2,394
Annual cost impact (*)	9.20%	4.20% each year

* 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 -15.39% before costs and -19.59% after costs.

The cost shown in 1st year includes the one-off entry cost fee of 5% charged on the value of your investment.

Composition of Costs:

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5% of the amount you pay in when entering this investment.	500 EUR
Exit costs	We do not charge an exit fee for this Product.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	3.50% of the value of your investment per year. This percentage is based on actual costs over the last year.	350 EUR
Transaction costs	0.70% 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.	70 EUR
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	A performance fee may be due to the AIFM, which may be paid to third parties at its discretion, per calendar month, equal to 20% of the increase in Net Asset Value per Share, (including any net unrealized gains and losses), after a monthly hurdle rate of 0.83% is achieved. Such fee will be accrued monthly and paid half-yearly. The Performance Fee is subject to a "high water mark" whereby any decrease in the Net Asset Value per Share of the relevant Class, subsequent to the most recent month in which Performance Fees were earned, will be carried forward until future increases exceed the amount of loss carried forward. The aggregated cost estimation above includes the average over the last 5 years. There is no carried interest for this product.	0 EUR

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

Recommended holding period: 5 years

This Product has no minimum holding period, the 5 years have been calculated to be in line with the time frame which the Product may need in order to achieve its investment objectives.

You may sell your investment before the end of the recommended holding period. It is noted that the particular Wren Retirement Fund Class B EUR is subject to a maximum Subscription Charge of 5% of the amount invested (95% allocation). Such charge will be deducted from the subscription amount received. The full amount of the subscription charge may be paid to Intermediaries involved in the offering of Shares. The performance or risk of your investment may be negatively impacted.

The section "What are the costs?" provides information on the impact of costs over time. Please refer to the "What is this product" section for the redemption procedure.

How can I complain?

Complaints shall be addressed to the Complaint Handling Officer with the complainant' details (name, role, contact details, involved account numbers and any other relevant document) by complete, sign and submit the complaints form that can be found in our website (www.kmgscavsif.com/complaints/), or via email to compliance@kmgcapitalmarkets.com.

Other relevant information

You can get further information about this Product, including the prospectus, latest annual report, any subsequent half-yearly report, the latest Net Asset Value and the performance of the product up to 10 years and previous performance scenario calculations from the Fund by sending an email to info@kmgcapitalmarkets.com.