

## Key Investor Information Document

This document represents the key investor information on Raiffeisen Vizion Fund. The document does not constitute a marketing information. The information is required by Law to help you understand the nature and the risks related with investing in this fund. You are advised to read it, in order to be informed before making the decision to invest or not in this fund.

**INVESTMENT FUND RAIFFEISEN VIZION is an Open ended Collective Investment Undertaking with public offer, managed by Raiffeisen Invest – Managing Company of Private Pension Funds and Collective Investment Undertakings sh.a**

Fund units are not secured from the deposit insurance scheme; investment in Raiffeisen Vizion Fund is not guaranteed; the Fund does not rely on any other outside entities to secure liquidity and stability of net asset value, and the potential risk of losing the principal investment lies with the investor.

### Objective and Investment Policy\*

The investment objective of the Fund is to maximize the return on investment while preserving investor capital and providing the necessary liquidity with aim to achieve this objective. The assets of the Fund are mainly invested in debt securities issued or guaranteed by the Government of the Republic of Albania.

The fund invests up to 100% of its assets in Government debt instruments, issued or guaranteed by the Government of the Republic of Albania; up to 10% in fixed income investment funds; up to 50% in cash equivalents, reverse repurchase agreements, and bank term deposits with maturity up to 12 months. The Fund can also invest up to 10% of its assets in debt instruments issued by local government authorities or local commercial companies, traded in regulated markets or in a securities exchange in the Republic of Albania. In order to maximize the total return on investment, the fund aims to invest at least 50 – 80% of the assets in Albanian government long-term Treasury bonds.

The fund determines the nature of asset investments in accordance with the applicable legal framework. The fund is managed without reference to a benchmark. Fund revenues are not distributed but are instead re-invested in the Fund. The fund is denominated in Leke. Investments and redemptions are made in Leke.

The redemption of fund units can be done at any time upon investor request, the redemption is made within the legal deadline of 7 days from the day of receipt of a valid request for sale. All redemptions made within 2 years from the fund units' purchase date will be subject to a redemption fee.

The performance of the Fund and consequently the value of the investment can fluctuate depending on market conditions. Fluctuations in the interest rates of the financial instruments in which the fund invests are the main factor that affects the performance of the fund. Portfolio transaction costs do not have a material impact on the performance of the fund.

### Recommendation

**Recommendation:** Raiffeisen Vizion Fund may not be suitable for investors who plan to withdraw from the Fund within 3 years. The Fund should not be used as a current account, but rather as a medium-term investment vehicle with the purpose of securing a satisfactory return and asset diversification. A short-time horizon can result in an unsatisfactory rate of return.

*\* For additional information on Fund objectives and investment policy please refer to Raiffeisen Vizion Fund prospectus.*

### Risk and Return Profile

#### Low Risk

Typically low return

#### High Risk

Typically high return

1	2	3	4	5	6	7
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- The indicator of synthetic risk and return is intended to give the investor an idea of the fund unit price volatility based on performance history. This indicator corresponds to an integer which is used to rank the fund risk profile from level 1 to 7, according to the level of volatility increase.
- The historical data used to calculate the indicator may not constitute a complete assurance of the future risk profile.
- The indicated risk category is not guaranteed and may change over time.
- The lowest category does not mean that the investment is riskless.
- Based on the historical data of the fund returns during the last 5 years, the projected risk profile of the fund belongs to category 3 of the synthetic risk and return indicator (SRRI = 3).

**Material risks which are not fully accounted for in the synthetic risk and return indicator:**

**Credit Risk:** represents the probability that the issuer of a financial instrument included in the assets of the Fund is unable to fulfill its obligations, which would have a negative impact on the value of the Fund assets.

**Liquidity Risk:** represents the probability that a financial asset cannot be sold promptly and at market price. The secondary market of Albanian government securities is considered as a market with limited activity.

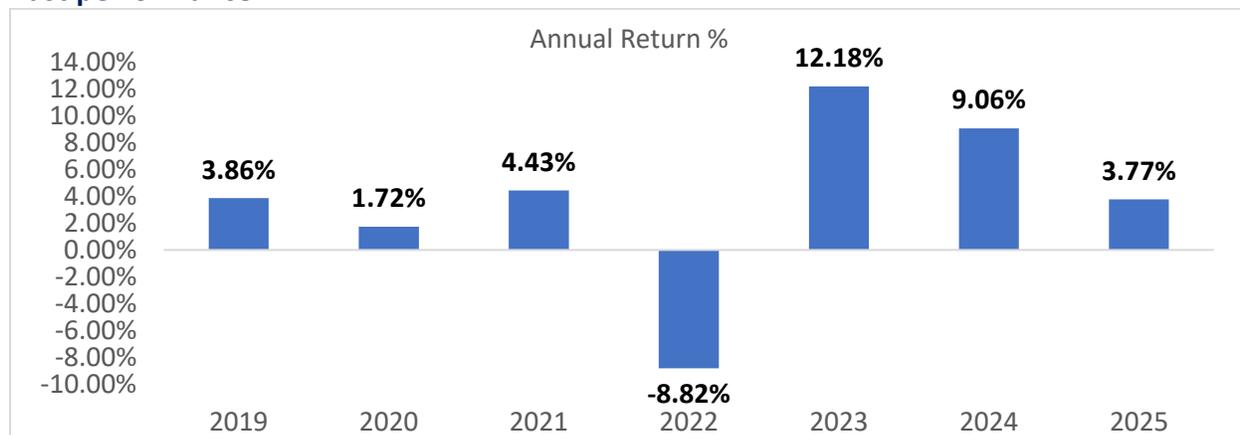
**Counterparty Risk:** the risk that a payment in a transfer system is not settled or is subject to delay. This risk is also related to the probability that the counterparty is unable to fulfill its obligations in accordance with the conditions of an agreement or predetermined transaction.

**Operational Risk:** risk of Fund losses caused by human or system errors within the management company, by the existence of inadequate internal processes, by legal or documentation errors, as well as by marketing, evaluation and payment procedures on behalf of the Fund.

**Commissions and fees**

Commissions and fees are used to be paid for the management of Raiffeisen Vizionj Fund, including the marketing and distribution costs of the fund. These commissions and fees reduce the potential return on your investment.

<b>One-time commissions / fees before or after the investment</b>	
Entrance fee	<b>0.00%</b>
Exit fee	<b>Up to 2.00% of the value of redeemed units before the completion of the 2-year period from investing in the fund</b>
<b>Ongoing commissions / fees held for 1 year</b>	
<b>1.27%</b>	
<p>The figure of ongoing fees is based on the expenses for the year ended 31.12.2025. The ongoing fee includes the administration fee and any fees imposed during the previous year. This figure may vary from year to year. The ongoing fees paid by the fund assets may in no case exceed 1.40% per annum of the net asset value of the fund. Transaction costs are calculated according to the working conditions of the intermediary parties and are not included in the calculation of commissions and ongoing fees, but they are charged to the Fund.</p> <p>Please refer to the item "Expenditure" of the fund's annual report for further details regarding the ongoing fee components. For more information about costs / fees, please refer to section 2.15 of the Fund prospectus published on the official website of the Management Company: <a href="http://www.raiffeisen-invest.al">www.raiffeisen-invest.al</a>.</p>	
<b>Special commissions / fees</b>	
Performance fee	<b>Not applicable</b>

**Past performance**

Past performance is for informational purposes only and does not represent a promise or guarantee for the fund 's future

performance. The performance shown in the graph is the net return of the fund, upon having deducted the annual ongoing fee. The fund started its activity on August 20, 2018. The past performance is calculated in Lekë.

### **Practical Information**

- Depository Bank is First Investment Bank Albania.
- You can find copies of Fund Prospectus and latest reports on Fund performance on the official website of the Management Company: [www.raiffeisen-invest.al](http://www.raiffeisen-invest.al) and in Raiffeisen Bank branches.
- The Fund unit value is published on a daily basis on the official website of the Management Company: [www.raiffeisen-invest.al](http://www.raiffeisen-invest.al) where you can find more detailed Fund information.
- The tax regime in force in the Republic of Albania is applied on the realized income, which results from the difference between the sale price and the purchase price of the units in the fund.
- Raiffeisen INVEST sh.a. is solely responsible for any information / statement contained in this document that is misleading, inaccurate or inconsistent with the relevant sections of the fund prospectus.

This Fund is licensed in the Republic of Albania and regulated by the Financial Supervisory Authority. Raiffeisen INVEST sh.a. is licensed in the Republic of Albania by the Financial Supervisory Authority.

Key Investor Information Document is correct on the date of publication 20 February 2026.