

Key Information Document

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

PURPOSE

This document provides you with the key information about this investment product. It is not a 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

Name of packaged retail and insurance-based investment product (PRIIP) or Product		RAIF 131_1 JWP Golden Greece	
Name of PRIIP Manufacturer	Byron Capital Partners Ltd	Website of the PRIIP Manufacturer:	https://BYRONCAPITALPARTNERS.COM
ISIN	CYF000002933	Telephone number of PRIIP manufacturer	+357 22364740
Regulatory Authority supervising the PRIIP manufacturer:	Cyprus Securities and Exchange Commission (the “CYSEC”)	PRIIP CYSEC Licence number	RAIF 131_1 JWP Golden Greece
PRIIP Manufacturer CYSEC Licence Number:	AIFM13/56/2013	Publication Date	25 th March 2025

The PRIIP Manufacturer is authorized to market the RAIFA31_1 JWP Golden Greece class A shares to professional and well-informed investors in Cyprus as per article 31 of the EU Directive 2011/61/EU.

WHAT IS THE PRODUCT?

Type

RAIF 131_1 JWP Golden Greece class “A” shares a compartment of JWP Greece RAIF V.C.I.C. PLC

The product is the Class “A” shares of the RAIF 131_1 JWP Golden Greece an investment Compartments of JWP Greece RAIF V.C.I.C. PLC1 (the “Company”), denominated in EUR, an open-ended investment compartment (the Compartment). The Company operates as a Registered Alternative Investment Fund (the “RAIF”) in the form of a variable capital investment company in accordance with the Alternative Investment Funds Law 124(I)/2018, as amended from time to time (the “AIF Law”) and currently. The Company is actively managed by **BYRON CAPITAL PARTNERS LTD** (the “PRIIP Manufacturer”), a private company limited by shares which is authorised by the Cyprus Securities and Exchange Commission to operate as an Alternative Investment Fund Manager and as a UCITS Management Company with licence number AIFM13/56/2013 in accordance with the Alternative Investment Fund Managers Law of 2013 and the Open–Ended Undertakings for Collective Investment (UCI) Law of 2012, both as amended from time to time. The Depositary of the Company is Mega Equity Securities & Financial Services Public Limited.

The Company is a public company limited by shares incorporated in Cyprus under the Companies Law, with registration number HE 439602. It is authorised by the CySEC as a RAIF under Part II of the AIF Law 124 (I) of 2018 as amended or substituted from time to time (the “AIF Law”).

Copies of the Company’s prospectus and the offering supplement of the Investment Compartment, the memorandum and articles of the Company, the latest annual report, if published, the latest half-yearly report, if published after the latest annual report, and information on the latest NAV per investment share and historic performance (if any) of the Investment Compartment may be obtained in English, free of charge, from prospective investors or existing investment shareholders either through a durable medium or from the registered office of the PRIIP Manufacturer, at 113 Prodromou Avenue, Office 201, Nicosia CY-2064, Cyprus, upon request from the directors of the PRIIP Manufacturer, or from any other persons authorized to represent the PRIIP Manufacturer and/or the Company.

Terms of the PRIIP

The RAIF , unless dissolved earlier or terminated pursuant to any specific cause set forth under the applicable Law as amended or it’s Articles of Association, does not have a fixed term of existence, or maturity period. Termination will be subject to reasonable prior written notice to investors in compliance with the Investment Compartment’s Articles of Association. Class A shares in the Compartment are subject to a 5 year lock and thereafter quarterly redemption date subject to 90 months notice.

Objective

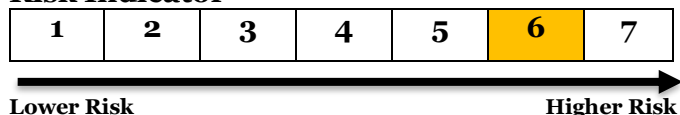
The Fund will principally engage within the real estate sector of Greece. The Fund will invest in real estate development, rent, lease, renovation and re-construction opportunities predominantly in the capital, Athens

Intended Investor

An investment in the Investment Compartment is designated to be a medium to long-term investment. Investors should not expect to obtain short-term gains from such investment. The RAIF is suitable for Investors who can afford to set aside the capital for the medium to long-term and who seek an investment with a medium to high-risk profile. The Investment Compartment may not be appropriate for Investors who plan to withdraw their money within five (5) years.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator



Prospectus and the Investment Compartment's supplement which can be obtained electronically via email (investorrelations@byroncapitalpartners.com) or the Company's registered office at 113 Prodromou Ave. Office 201, CY-2064 Strovolos, Cyprus.

This Risk Indicator assumes you keep the product for 5 years (taking into consideration the applicable minimum holding period). **You cannot cash in earlier than the prescribed 5 year lock**. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

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.

A comprehensive analysis of the relevant risks, including general risks (i.e. PRIIP's shares carrying non-voting rights, political, economic, legal and currency risks), risks at to the management of the PRIIP, and other risks are elaborated within the Company's

We have classified this product as 6 out of 7 which is the second-highest class. This rates the potential losses from future performance at a very high level and poor market conditions are very likely to impact the 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.

Sustainability Risks

The Investment Compartment does not qualify as an Art. 8 or Art. 9 financial product under Regulation (EU) 2019/2088 ("SFDR") and the Commission Delegated Regulation (EU) 2022/1288 ("SFDR RTS"). The PRIIP Manufacturer is committed to integrating sustainability risks into its investment decision-making process and identifies the sustainability risks at various steps of the investment process where relevant. When assessing the sustainability risk associated with underlying investments, the PRIIP Manufacturer is assessing the risk that the value of such underlying investments could be materially negatively impacted by an ESG (Environmental, social, and corporate governance) event or condition. The PRIIP Manufacturer does not consider the principal adverse impacts of its investment decisions on sustainability factors. The PRIIP Manufacturer may decide to reassess revisit its position in the future and in such a case will make available a detailed way of dealing with these principal adverse impacts on sustainability factors. Additionally, the investments underlying the Investment Compartment do not take into account the EU criteria for environmentally sustainable economic activities as set out in the EU Taxonomy Regulation 2020/852 (Taxonomy).

A comprehensive analysis of the relevant risks, including general risks (i.e. investment shares carrying non-voting rights, political, economic, legal and currency risks), management risks, and other risks are elaborated in the "RISK FACTORS" and "RISK CONSIDERATIONS" sections of the Company's prospectus and the Investment Compartment's offering supplement, respectively.

PERFORMANCE SCENARIOS				
Scenarios		1 year	5 years (recommended holding period)	10 years
Unfavorable Scenario	What you might get back after costs	*N/R	€ 9,161	€ 8,807
	Average return each year	*N/R	- 1.74%	-1.26%
Moderate Scenario	What you might get back after costs	*N/R	€ 10,369	€ 10,354
	Average return each year	*N/R	0.73%	0.34%
Favorable Scenario	What you might get back after costs	*N/R	€ 12,222	€ 14,393
	Average return each year	*N/R	3.2%	2.79%

This table shows the money you could get back over the next 10 years under different scenarios, assuming that you invest 10,000 euros. The scenarios shown illustrate how your investment could perform. You can compare them with scenarios of other products. The scenarios presented are an estimate of future performance and not an exact indicator. This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you wish to cash in before the recommended holding period of 5 years (also the lock period) . You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so. 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.

Past Performance

The share class has not launched.

WHAT HAPPENS IF THE COMPANY IS UNABLE TO PAY OUT?

In the event of default of the Company, and consequently the default of the Investment Compartment, there will be a direct impact on Investors. Deposits by collective investment schemes are generally excluded from the Cyprus Deposit Guarantee and Resolution of Credit and Other Institutions Scheme. The investors in the Investment Compartment are not subject to any investor compensation or guarantee scheme.

WHAT ARE THE COSTS?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the product itself, for one holding period. The figures assume you invest € 10,000. The figures are estimates and may change in the future.

Costs over time

Investment €10,000	If you cash in after 1 year	If you cash in after 5 years	If you cash in after 10 years
Total costs	*N/R	€ 1,885	€ 3,659
Impact on return (RIY) per year	*N/R	3.77%	3.66%

*N/R: Not Redeemable

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Composition of Costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact of return per year (recommended holding period)			
	Entry costs	%	
One-off costs	Exit cost		The impact of the costs of exiting your investment when it matures. The amount equal to the Net Asset Value per Share in the Investment Compartment on the Redemption Date less any such sum as the Directors may consider represents the appropriate allowance for any legal fees and real expenses incurred by the Company in relation to the realization or cancellation of the Participating Shares to be redeemed.
Ongoing costs	Portfolio transaction costs	N/A	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.59%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.18%	The impact of the performance fee 20% to be charged on any redemption being the difference between the redemption price and the subscription price.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

There is a lock-up period of 5 years (commencing from the launch day of the Investment Compartment). Thereafter, redemptions will be allowed on the Redemption Day, at the Redemption Price, provided that the holder of Participating Shares requesting redemption shall provide the Company with 12 months prior written notice to the Administrator. Any transactions with respect to the Investment Shares held in the Investment Compartment may be subject to dealing charges and taxes.

HOW CAN I COMPLAIN?

Investors who wish to file a complaint must do so by submitting their complaint, along with any relevant information, as follows:

- Either, via email to investorrelations@byroncapitalpartners.com, or
- Through post to the Company's address: 113 Prodromou Ave. Office 201, CY-2064 Strovolos, Cyprus.

Any complaint will be referred to the Board of Directors during usual business hours on any Business Day. The Fund will confirm receipt of this complaint within 5 (five) Business Days and inform the complainant of the procedure and timeframes to be followed.

OTHER INFORMATION

This Key Information Documents has been produced in accordance with:

- a) Regulation (EU) No 1286/2014 of the European Parliament and of the Council of 26 November 2014 on key information documents for packaged retail and insurance-based investment products; and
- b) Commission Delegated Regulation (EU) 2017/653 of 8 March 2017 supplementing Regulation (EU) No 1286/2014 by laying down regulatory technical standards with regard to the presentation, content, review and revision of key information documents and the conditions for fulfilling the requirement to provide such documents.

The Fund is obliged to review and revise the information contained in the Key Information Document every time there is a change that significantly affects or is likely to significantly affect the information therein contained and, at least, every 12 months following the date of the initial publication of the Key Information Document.

Issued in Cyprus by the Fund.