Key information document

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

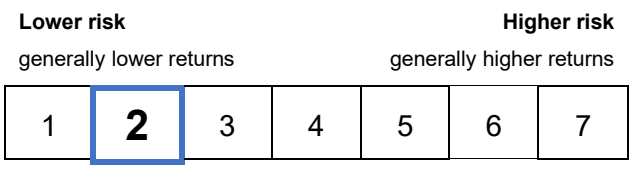
Name of product	**LHV Euro Võlakirjade Fond**
Name of management company	**AS LHV Varahaldus, which belongs to the same group as AS LHV Group**
ISIN	EE3600001921
Contact details of management company	More information about the fund is available on the management company's website lhv.ee/en/investment-funds/#bond or by phone +372 6 800 400.
Supervision	The Estonian Financial Supervision and Resolution Authority is responsible for supervising the fund and the management company
Date	12.11.2026

What is this product?

Type	UCITS
Term	Unspecified. The management company has the right to unilaterally close the fund. For more information see the fund prospectus.
Objectives	The objective of the fund is to increase the value of unit-holders' assets through the generation and reinvestment of current income from investments and growth in the value of the fund's assets. To this end, the fund invests mainly in euro-denominated debt instruments with an investment grade credit rating. The fund may invest in derivatives both to manage risk and to achieve its investment objective. The fund's asset allocation is not linked to a specific benchmark. The management company can decide in which region and in which debt instruments it wants to invest, i.e. where it sees growth potential. As a result, the geographical distribution of the fund can vary quite a lot over time. When the fund generates return (for example, interest paid by companies), it is reinvested. The management company issues and redeems units on every business day.
Intended retail investor	LHV Euro Võlakirjade Fond may not be suitable for investors with an investment horizon of less than two years. When investing in the fund, investors are advised to have a basic knowledge of an open-ended fund as an investment product, as well as an understanding of investing in debt instruments and the risks involved.
Other relevant information	Please consult the fund documentation – the fund rules, prospectus, annual reports and semi-annual report – at www.lhv.ee/en/investment-funds/#bond or at the management company's registered office at Tartu mnt 2, Tallinn. The documents are available in Estonian and are free of charge. The fund's depositary is AS SEB Pank (under the new business name SEB Bank AS with effect from 1 January 2027). The net asset value of the fund and the units is calculated for each business day and will be made public on the next business day at the latest at 14:00 Tallinn time on www.lhv.ee/en/investment-funds/#bond.

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

Risk indicator



The aggregate risk indicator indicates the product's risk level compared to other products. This shows how likely it is that the product will lose money because of market developments or because we are unable to pay you. We have assigned this product a risk class of 2 out of 7, which is a lower than average risk class. This means that the potential loss from future developments is lower than average and that the possibility that poor market conditions will affect our ability to pay you is low. This product does not include protection against market risk, which means that you may lose some or all of your investment. Please refer to the product prospectus for details of other significant risks that may be relevant to this product.

The risk indicator assumes that you will hold the product for 2 years. The actual risk of withdrawing your money at an early stage can change significantly and you may get less money back.

Return scenarios

The return on your investment today depends on the future market return. This is unknown and cannot be accurately predicted. The recommended holding period is 2 years and the example investment is 10,000 EUR.

Scenarios		1 year	2 years (recommended holding period)	
Minimum	**There is no minimum guaranteed return. You could lose some or all of your investment.**			The figures shown include all the costs of the fund, 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.
Stress scenario	What you might get back after costs	7,920 EUR	8,290 EUR	
	Average return each year	-20.8%	-9.0%	
Unfavourable scenario	What you might get back after costs	8,410 EUR	8,290 EUR	
	Average return each year	-15.9%	-9.0%	
Moderate scenario	What you might get back after costs	9,990 EUR	9,930 EUR	
	Average return each year	-0.1%	-0.3%	
Favourable scenario	What you might get back after costs	10,520 EUR	10,570 EUR	
	Average return each year	5.2%	2.8%	

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the suitable benchmark over the last 10 years.

The stress scenario shows what you might get back in extreme market circumstances. These type of scenarios occurred for an investment in the following periods:

Unfavourable: December 2020 – December 2022
Moderate: April 2018 – April 2020
Favourable: October 2023 – October 2025

What happens if AS LHV Varahaldus cannot make a payment?

The unit-holder of the fund may suffer a loss. The assets of the management company are segregated from the assets of the fund. The assets of the fund are held in a depositary, which takes over the management of the fund in the event of the bankruptcy of the management company.

The fund does not participate in an investor compensation or guarantee scheme.

What are the costs?

Costs over time

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 will affect your investment over time.

Below are the amounts that are taken from your investment to cover different types of costs. These amounts depend on how long you will hold the product and the return of the fund. The amounts shown here are illustrations based on an investment amount and different possible investment periods. In the first year, you would get back the amount that you invested (0% annual return). In the case of holding until the end of the holding period (2 years), we have assumed an investment of 10,000 EUR and the return is based on the return shown in the moderate scenario.

	If you exit after 1 year	If you exit after 2 years
Total costs	74.1 EUR	148.9 EUR
Annual cost impact	0.74%	0.74% 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 0.4% before costs and -0.3% after costs.

Composition of costs

The amounts in euro shown in the table below are based on an investment of 10,000 EUR.

The table shows the impact on annual return.

One-off costs	Entry costs	The impact of entry costs.	0 EUR
	Exit costs	The impact of exit costs at maturity. The management company does not charge an exit fee. The person advising on or selling you this product may charge you other costs. They will inform you of the amount or rate.	0 EUR
Ongoing costs	Portfolio transaction costs	0.21% of the value of your investment per year. The impact of the costs of our sales and purchases of the underlying assets of the product. The actual amount will vary depending on how much we buy and sell.	20.9 EUR
	Other ongoing costs	0.53% of the value of your investment per year. The impact of the costs we incur each year to manage your investments, including management fees, depositary's charges and other charges. Estimated costs are based on actual costs.	53.2 EUR
Incidental costs	Performance-related fees (performance fee)	There is no performance fee for this product.	N/A

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

Recommended holding period: at least 2 years

It is possible to exit the investment before the maturity date. Redemption orders can be submitted on a daily basis and no penalties will be applied by the management company before the end of the recommended holding period. The person who sells the product to you may apply charges at the time of exit, regardless of whether the exit takes place before or after the end of the recommended holding period.

How can I complain?

If you wish to make a complaint about the product, you can contact LHV Bank AS(info@lhv.ee) or the management company directly using the form at lhv.ee/en/investment-funds/#bond or at Tartu mnt 2, 10145 Tallinn, Estonia.

Other relevant information

Information on the fund can be found in the fund's prospectus, which is available on the management company's website lhv.ee/en/investment-funds/#bond. Due to the short history of the fund, there is no data on its past performance.