

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 these investment products. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of these products and to help you compare it with other products.

Name of Product:	SYNESIS BETA RETAIL INVESTOR SHARES (Addressed to Retail Investors)		
	SYNESIS BETA INSTITUTIONAL INVESTOR SHARES (Addressed to Professional and/or Well-Informed Investors and /or Institutional Investors)		
	SYNESIS WFS INVESTOR SHARES (Addressed to Well-Informed Investors, Retail Investors and Professional Investors)		
Name of PRIIP Manufacturer:	Wealth Fund Services Ltd	Regulator of the PRIIP:	CySEC
Website:	www.wealthfs.com.cy/gr/		
Regulator of the PRIIP Manufacturer:	Cyprus Securities and Exchange Commission (the "CySEC")	Phone Number:	+357 22 755 506
PRIIP Manufacturer CySEC Licence Number:	MC UCITS 6/78/2012	KID Published Date:	5/10/2023

WHAT IS THE PRODUCT?

Type

The products are **SYNESIS BETA RETAIL INVESTOR SHARES, SYNESIS BETA INSTITUTIONAL INVESTOR SHARES, SYNESIS WFS INVESTOR SHARES** (the "Investor Shares") denominated in EUR of **SYNESIS GREEK EQUITY GROWTH FUND**, an open-ended investment compartment (the "Compartment") of **SYNESIS CsAPITAL UCITS V.C.I.C. PLC** (the "Company" or the "Fund"). The Company operates as an Undertaking for Collective Investment in Transferable Securities (the "UCITS") with one Compartment in the form of an open-ended variable capital investment company. The Company is externally managed by Wealth Fund Services Ltd (the "External Manager"), a private company limited by shares which is authorised to operate as a UCITS Management Company in accordance with the Open-Ended Undertakings for Collective Investment Law of 2012 and in accordance with the Alternative Investment Fund Managers Law 56(I)/2013, as amended from time to time. The Company issues Investor Shares, which are allocated to the Compartment, and carry non-voting rights, in accordance with the Company's Prospectus and relevant Offering Supplement. Neither the Company, nor the Compartment, are listed in any regulated exchange market or multilateral facility. Investor Shares in the Company may be purchased or redeemed on a daily basis. Investors have no right to exchange Investor Shares in the Company for shares in another investment compartment of the Company. The External Manager is authorised to manage the Company, as well as the Compartment and market its shares in the Member States of the European Union. The External Manager can provide the latest share price of the Company, and disclose the Prospectus and Offering Supplement of the Company, as well as, the latest annual report of the Company, free of charge in English language at the request of the investor. The Depository of the Company is Eurobank (Cyprus) Ltd. The Investor Shares in the Fund carry the right to distributions to be made out of the profits of the Company to the Investors.

Objective

The Compartment's objective is to preserve capital and achieve a total return for its Investors by investing in equities listed in the Athens Stock Exchange. The Compartment will also invest in money market instruments for diversification purposes. The External Manager may also utilize financial derivatives for the purpose of employing various hedging techniques in an attempt to reduce the risks of particular investment positions. Additionally, in order for the Compartment to achieve its investment objectives, it may invest in derivative financial instruments, including but not limited to futures, contracts and options on transferable securities, units in collective investment undertakings, financial indices, in which the Compartment may invest according to its investment objectives. The portfolio of assets of the Compartment will, principally, consist of eligible assets as defined in section "Investment Restrictions" of the Prospectus, being transferable securities, money market instruments, units of permitted undertakings for collective investment, deposits with credit institutions and financial derivative instruments. The Compartment will seek to preserve capital and achieve a performance on a total return basis. The Compartment will be investing in equities listed in the Athens Stock Exchange which the External Manager of the Compartment believes to experience capital appreciation and/or average or above average growth potential compared to the market over a medium to long term horizon. There is a substantial risk that hedging techniques may not always be effective in limiting losses. Hedging transactions also incurs an additional cost which affects the overall net performance (as outlined in the Company's Prospectus and relevant Offering Supplement).

Intended retail investor

Apart from professional investors (as defined in the Second Appendix of the Investment Services and Activities and Regulated Markets Law 87(I)/2017 as amended from time to time), this product is also suitable for retail investors who (i) have medium risk appetite; (ii) qualify as well-informed investors (as defined in the AIF Law); (iii) who understand the Compartment's risks; and (iv) who are seeking returns over the medium to long term horizon. The investor's objective for this investment should be aligned with the objectives of the product as outlined above and in the Compartment's Offering Supplement.

Terms of the PRIIP

This investment has no maturity date. There are circumstances under which the External Manager may be entitled to terminate the investment in the Compartment unilaterally. Circumstances under which the termination of the Compartment can occur include, inter alia, the investment being held for the benefit of an ineligible investor or being acquired in breach of any applicable laws, or the termination of the investment would eliminate the exposure of the Company to any tax and/or regulatory adverse consequences.

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

Summary Risk Indicator ("SRI")						
1	2	3	4	5	6	7
< Lower Risk			Higher Risk >			
<p>The SRI 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.</p> <p>The Compartment is classified as Category 5 since the market (Greek Stock exchange market) in which the Compartment invests is volatile. We have classified this product as 5 out of 7 which is the third-highest class. This classification is based on the lack of historical data of the Compartment. 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. Please note that the product's classification is not constant and may change over time.</p> <p>The risk and reward category chosen above has been calculated by reference to the benchmark (Greece FTSE 20) against which the Compartment is actively managed. The Risk category shown above may shift over time and as such it is not a target or a guarantee. Historic data of the benchmark was used in calculating the Risk and Reward Indicator, but may not be a reliable indication of the future risk profile of the Compartment. The value of an investment in the Compartment can go up or down. When you sell your shares, they may be worth less than you paid for them.</p> <p>This SRI assumes you keep the product for 3 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. 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.</p> <p>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 Compartment's Offering Supplement, respectively.</p>						
<p>The following are additional risks materially relevant and not covered by the risk and reward category:</p> <ul style="list-style-type: none"> Initial Public Offering (IPO) Risk The risk that the market value of IPO shares may experience high volatility from factors such as the absence of a prior public market, unseasoned trading, the limited number of shares available for trading and limited information about the issuer. Additionally, the Sub-Fund may hold IPO shares for a very short period of time, which may increase the Sub-Fund's expenses. Single Country Risk The risk of investing or having exposure in only one country will have greater exposure to market, political, legal, economic and social risks of that country. Market Risk The risk of loss resulting from fluctuation in the market value of positions in the portfolio attributable to changes in market variables, such as interest rates, foreign exchange rates, equity and commodity prices or an issuer's creditworthiness. Operational and Safekeeping Risks The risk of loss resulting from inadequate internal processes and failures in relation to people and systems of the External Manager or from external events, and includes legal and documentation risk and risk resulting from the trading, settlement, safekeeping and valuation procedures. Impact of Financial Techniques The risk of loss resulting from utilizing specific derivatives on financial instruments which are intensified by the leverage structure of these products (e.g. fluctuation of the underlying asset, counterparty risk in the case of over-the-counter transactions, liquidity, etc.). Liquidity Risk The risk that a position in the portfolio cannot be sold, liquidated or closed at limited cost in an adequately short time frame and that the ability to redeem shares at the request of an investor is therefore compromised. 						
This product does not include any protection from future market performance, so you could lose some or all your investment.						

Performance Scenario

The unfavourable, moderate, and favourable scenarios shown below are illustrations using the worst, average, and best performance of the Product. The stress scenario shows what you might get back in extreme market circumstances. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

Investment € 10,000 Recommended Holding Period three (3) years		Synesis Beta Retail Investor Shares			Synesis Beta Institutional Investor Shares			Synesis WFS Investor Shares		
Scenarios		1 year	2 years	3 years	1 year	2 years	3 years	1 year	2 years	3 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	€1,479.09	€3,731.23	€2,835.43	€1,482.83	€3,750.14	€2,857.02	€ 1,475.34	€3,712.36	€2,813.95
	Average return each year	-85.2%	-38.9%	-34.3%	-85.2%	-38.8%	-34.1%	-85.2%	-39.1%	-34.5%
Unfavorable Scenario	What you might get back after costs	€7,540.00	€6,902.98	€6,460.73	€7,559.09	€6,937.98	€6,509.92	€7,520.91	€6,868.07	€6,411.79
	Average return each year	-24.6%	-16.9%	-13.6%	-24.4%	-16.7%	-13.3%	-24.8%	-17.1%	-13.8%
Moderate Scenario	What you might get back after costs	€10,384.31	€10,846.26	€11,227.15	€10,481.66	€ 11,017.84	€11,468.47	€10,357.66	€10,785.01	€11,127.89
	Average return each year	3.8%	4.1%	3.9%	4.8%	5.0%	4.7%	3.6%	3.9%	3.6%
Favorable Scenario	What you might get back after costs	€13,630.79	€16,685.50	€19,364.62	€14,153.05	€17,285.27	€ 20,068.37	€13,593.83	€16,589.09	€19,191.41
	Average return each year	36.3%	29.2%	24.6%	41.5%	31.5%	26.1%	35.9%	28.8%	24.3%

This table shows the money you could get back over the next 1, 2 or 3 years, under different scenarios, assuming that you invest €10,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product. 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. This means it is difficult to estimate how much you would get back if you are willing to cash in before the recommended holding period (3 years). 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 do not take into account your personal tax situation, which may also affect how much you get back.

WHAT HAPPENS IF THE COMPARTMENT IS UNABLE TO PAY OUT?

In the event of default of the Compartment, there will be a direct impact on investors. Deposits by collective investment schemes are excluded from the Cyprus Deposit Guarantee and Resolution of Credit and Other Institutions Scheme. The investors in the Compartment are protected by 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	Synesis Beta Retail Investor Shares			Synesis Beta Institutional Investor Shares			Synesis WFS Investor Shares		
	If you exit after	If you exit after	If you exit after	If you exit after	If you exit after	If you exit after	If you exit after	If you exit after	If you exit after
	1 year	2 years	3 years	1 year	2 years	3 years	1 year	2 years	3 years
Total costs	€258.88	€545.79	€829.84	€203.42	€422.95	€645.31	€280.32	€588.91	€895.93
Annual Cost Impact	2.59 %	5.46 %	8.30%	2.03%	4.23%	6.45%	2.80%	5.89%	8.96%

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					
		Synesis Beta Retail Investor Shares	Synesis Beta Institutional Investor Shares	Synesis WFS Investor Shares	
One-off costs	Entry Costs	up to 1%	up to 1%	up to 1%	The impact of the costs you pay when entering your investment.
	Exit Costs	up to 1%	up to 1%	up to 1%	The impact of the costs of exiting your investment.
Ongoing Costs	Portfolio Transaction Costs	0.20%	0.20%	0.20%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.50%	1.25%	1.75%	The impact of the costs that we take each year for managing your investments
Incidental Costs	Performance fees	20%	10%	20%	The actual costs will vary depending on how well your investment performs. The cost is calculated as a % of the return above the High Watermark.

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

There is no minimum holding period commencing from an investor’s initial date of subscription in the Compartment and there is no lock-up period commencing from the launch of the Compartment. Any transactions with respect to the Investor Shares held in the 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 e-mail to info@wealthfs.com.cy, or
- Through post to the External Manager’s address: 12-14 Kennedy Avenue, Flat/Office 305, 1087, Nicosia, Cyprus. The letter shall be addressed to the External Manager’s Compliance Officer.

OTHER RELEVANT INFORMATION

Copies of the Company’s Prospectus and the offering supplement of the Compartment, the memorandum and articles, 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 Compartment may be obtained upon request, free of charge, from the registered office of the External Manager, at 12-14 Kennedy Avenue, Flat/Office 305, 1087, Nicosia, Cyprus.

Issued in Cyprus by the External Manager.