Key Information Document

TRANSSKY (THE "SUB-FUND"), A SUB-FUND OF HOTEP (THE "FUND")

Class: B CAP EUR - ISIN: LU3250455741

Purpose

This document provides you with key information about this investment product (the "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:	Hotep - Transsky - B CAP EUR
Manufacturer of the product:	HOTEP SA
ISIN :	LU3250455741
Website:	www.hotep-sif.eu

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising CF Fund Services S.A. in relation to this Key Information Document.

This Product is authorized in Luxembourg.

This key information document is accurate as of 1 January 2026.

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

What is this product ?

Type of product

HOTEP (the "SIF") was incorporated under the scope of the Law of 2007 in the Grand Duchy of Luxembourg, on 19 October, 2024 for an unlimited period of time. It is organized as a multiple compartment investment company with variable share capital under the form of a "société anonyme".

Term

HOTEP (the "SIF") was established for an unlimited period of time.
The SIF as well as one or more Sub-Funds may be liquidated under the conditions set out in the Article 26-9 and, for each Sub-Fund, as may be further detailed in the Specific Section.
The SIF may, at any time and at its discretion, temporarily discontinue, permanently cease, or limit the issue of Shares in one or more Sub-Funds to natural or legal entities resident or domiciled in certain countries or territories. It may also prohibit from acquiring Shares if such a measure is deemed necessary to protect all Shareholders and the SIF.

Objectives

This Sub-Fund aims at achieving long-term capital growth through a strategy focused on equities and listed derivatives. It is mainly exposed to global equities (including emerging markets, up to 30% of net assets), convertible bonds, and preferred shares, as well as in listed derivatives (including call and put options, covered calls, cash and margin-secured put writing, long-term option purchases), trackers, ETFs, investment funds, and debt instruments (government, corporate, high-yield). No direct investment shall be made in commodities (except precious metals, up to 20% of net assets) or Asset Backed or Mortgage Backed Securities.
No limit on currency, sector, or region is set, and the focus may shift based on market conditions.
Derivatives may be used for hedging and strategy. Leverage is permitted up to 240% of the NAV, in relation to financial derivatives for purposes other than hedging (up to 90% of net assets), borrowing (up to 90% of net assets), securities financing transactions and total return swaps.

Intended Retail Investors

This Sub-Fund may be suitable for investors who are seeking long term growth potential offered through an exposure to equities and debt securities. It requires an investment horizon of at least 5 years. The SIF is exclusively dedicated to institutional investors, professional or other sophisticated investors, experienced in judging the risks associated with investments targeted by the SIF. Consequently, only investors who are qualifying as "Eligible Investors" in accordance with Article 2 of the law of February 13th, 2007 relating to Specialized Investment Funds.

Other Information

The Depositary is Quintet Private Bank (Europe) S.A..

The net asset value per share is available on www.fundsquare.net or at the registered office of the Fund.

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

Risk indicator

1	2	3	4	5	6	7

Lower Risk **Higher Risk**

The risk indicator assumes you keep the product for 5 years.

The actual risk can vary significantly if your cash in at an early stage and you may get back less.

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 6 out of 7, which is the second-highest risk class.
This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact our capacity to pay you.
Please refer to the prospectus for more information on the specific risks relevant to the Product not included in the summary risk indicator.
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.

Performance scenarios

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. 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**

Scenarios		**If you exit after 1 year**	**If you exit after 5 years**
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 5,680**	**EUR 2,600**
	Average return each year	-43.20%	-23.62%
Unfavourable**	**What you might get back after costs**	**EUR 6,820**	**EUR 10,460**
	Average return each year	-31.80%	0.90%
Moderate***	**What you might get back after costs**	**EUR 11,400**	**EUR 14,330**
	Average return each year	14.00%	7.46%
Favourable****	**What you might get back after costs**	**EUR 14,190**	**EUR 20,720**
	Average return each year	41.90%	15.69%

* The stress scenario shows what you might get back in extreme market circumstances.
** This type of scenario occurred for an investment between 31 January 2018 and 31 September 2023.
*** This type of scenario occurred for an investment between 31 January 2019 and 31 January 2024.
**** This type of scenario occurred for an investment between 31 October 2016 and 31 October 2021

What happens if Quintet Private Bank (Europe) S.A. is unable to pay out?

In accordance with the provisions of the Law of 12 July, 2013 on Alternative Investment Funds Managers (the "Law of 2013") and the depositary agreement, the depositary shall be liable to the Fund, or to the shareholders for the loss by the depositary or a third party to whom the custody of financial instruments held in custody has been delegated as described above. In the case of such a loss of a financial instrument held in custody, the depositary must return a financial instrument of identical type or the corresponding amount to the Fund, without undue delay. The depositary bank shall not be liable if it is able to prove that the loss has arisen as a result of an external event beyond its reasonable control, the consequences of which would have been unavoidable despite all reasonable efforts to the contrary. The depositary shall also be liable to the Fund, or to the shareholders for all other losses suffered by them as a result of the depositary's negligent or intentional failure to properly fulfill its obligations under the Law of 2013 and the depositary agreement.

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.
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.

Investment of EUR 10,000	**If you exit after 1 year**	**If you exit after 5 years**
Total costs	EUR 239	EUR 1186
Annual cost impact (*)	2.39%	1.72%

(*) 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 9.18% before costs and 7.46% after costs.

Composition of costs

One-off costs upon entry or exit		**Annual cost impact if you exit after 1 year**
Entry costs	0.50% of the amount you pay in when entering this investment	EUR 50
Exit costs	0.50% of your investment before it is paid out to you	EUR 50
Ongoing costs taken each year		**Annual cost impact if you exit after 1 year**
Management fees	1.19% of the value of your investment per year. This is an estimate based on actual costs	EUR 119
Transaction costs	0.20% 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.	EUR 20
Incidental costs taken under specific conditions		**Annual cost impact if you exit after 1 year**
Performance fees	There is no performance fee for this product.	EUR 0

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

Recommended Holding Period (RHP): 5 years.

The RHP was chosen to provide a consistent return less dependent on market fluctuations.

Applications for redemption received by the SIF, respectively the Central Administration, by at latest 16:00 at least two Business Days preceding a Pricing Day and will be dealt with on the basis of the relevant NAV determined on the related Calculation Day. Redemption requests received after these times and dates will be taken into account on the next following Calculation Day.

How can I complain?

In the event a natural or legal person wishes to file a complaint with the Fund in order to recognize a right or to redress a harm, the complainant should address a written request that contains description of the issue and the details at the origin of the complaint, either by email or by post, in an official language of their home country to the following address:

CF Fund Services S.A.,
1B rue Jean Piret,
L-2350 Luxembourg
Luxembourg
info@cf-fs.lu

Other relevant information

More detailed information on this Sub-Fund, such as the prospectus, the statutes as well as the latest annual and semi-annual report, can be obtained free of charge, in English from the central administrator, the distributors, the product manufacturer or online at www.fundsquare.net.
The past performance over the last 10 years and the previous performance scenarios are available on the website: www.hotep-am.eu