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.

NEF Ethical Step to Balanced 2030 (the "Sub-Fund")

a sub-fund of **NEF (the "Fund")**

Class I EUR Accumulation – LU3283485517

PRIIP manufacturer: Nord Est Asset Management S.A.

https://www.neam.lu

For more information, call +352 20 80 76 00

The Commission de Surveillance du Secteur Financier ("CSSF") in Luxembourg is responsible for supervising Nord Est Asset Management S.A. in relation to this Key Information Document.

NEF Ethical Step to Balanced 2030 is authorised in Luxembourg and regulated by the CSSF.

This product is managed by Nord Est Asset Management S.A., which is authorised in Luxembourg and supervised by the CSSF.

Accurate as of: 9 February 2026

What is this product?

Type

- This product is a class of units of the Sub-Fund and is denominated in EUR. The Fund is an open-ended undertaking for collective investment *(Fonds Commun de Placement* or "FCP") and qualifies as an Undertaking for Collective Investment in Transferable Securities ("UCITS"), subject to Part I of the Luxembourg law of 17 December 2010 relating to Undertakings for Collective Investment ("Investment Fund Law"), transposing Directive 2009/65/EC related to UCITS.
- As an investment fund, the return of the Sub-Fund depends on the performance of its underlying assets.

Objectives

Investment objective: The objective of the Sub-Fund is to achieve capital appreciation, by respecting the Environmental, Social and Governance ("ESG") principles on medium term, through an active allocation of the risk mainly in bonds and equities. The Sub-Fund promotes, amongst others, some ESG characteristics in compliance with Article 8 of the Sustainable Financial Disclosure Regulation ("SFDR") but does not have sustainable investment as its objective.

Investment policy:

- The Sub-Fund aims to provide capital appreciation through a combination of capital growth and income, investing in fixed income instruments, such as government, supranational and corporate bonds while gaining progressively exposure to equity issued by companies with a good ESG profile.
- The Sub-Fund's portfolio follows a step-up investment strategy where, at the beginning of its life, it will primarily invest in fixed income securities and money market instruments. These instruments will be predominantly investment grade and issued by sovereign, supranational, or corporate issuers, mainly denominated in Euro.
- The Sub-Fund will not invest directly in distressed or defaulted securities. In case of an event leading a security in which the Sub-Fund had invested to be considered as distressed or defaulted, the Management Company, in consultation with the Investment Manager, will analyse the situation and eventually instruct the Investment Manager to disinvest a distressed or defaulted security at its earliest convenience and in the best interest of the investors of the Sub-Fund.
- The Sub-Fund may also invest up to 5% in high yield securities rated not below B- or equivalent by credit rating agencies such as Moody's Investor Service or Standard and Poor's.
- The Sub-Fund will not directly invest in MBS, ABS, CLOs, convertibles or CoCos is allowed.
- The equity portion would be primarily invested in equity securities of companies listed on the world's stock exchanges. Investments will be sought primarily in equity securities of companies domiciled in developed countries, but investment may be made in equity securities of companies domiciled in emerging countries.
- Over a period of 5 years, the Investment Manager will progressively reallocate assets from fixed income to equity securities. The reallocation aims to offer the investor the opportunity to gradually gain exposure to the equity market during favourable phases.
- The equity exposure will progressively increase over the 5 years period by approximately 10% per year , reaching a target allocation of around 50% in global equities (with a range of 40% to 60%, depending on market conditions).
- Financial techniques and instruments for hedging and/or non-hedging purposes may be used.
- The Sub-Fund may be exposed, on an ancillary basis, to money market instruments to achieve its investment objectives and/or for treasury purposes.
- The Sub-Fund may invest up to 10% in other UCITS or UCIs.
- The Sub-Fund may hold, up to 20% of its net assets, in ancillary liquid assets which consist of bank deposits at sight such as cash held in current accounts with a bank accessible at any time.
- The Sub-Fund is not managed in reference to a benchmark.
- The Sub-Fund promotes ESG characteristics in line with Article 8 of SFDR, but does not have sustainable investment as its objective.
- Given the above investment objective and policy and the risk and reward profile of the product, the recommended holding period is 5 years.

Subscription and Redemption: Investors can buy or sell units of the Sub-Fund every day which is a bank business day in Luxembourg ("Business Day").
Distribution Policy: Income generated by the Sub-Fund is reinvested and included in the value of units.

Intended investor

Category I will be available for a) "professional clients" as defined by Annex II, section 1 of Directive 2014/65/EU of the European Parliament and of the Council of 15 May 2014 ("MIFID II"), even when acting on behalf of their customers in the provision of services and investment activities (e.g. portfolio management); b) the representative associations of the entities under point a); c) foundations; d) public bodies; e) public administrations; f) social security institutions; g) holding companies (i.e. companies that own the assets of other subsidiaries and their sole function is to carry out technical-financial coordination activities of the subsidiaries and do not produce nor exchange any goods and / or services).

It is suitable for a type of investor who is interested in and expert on the capital market, who wishes to invest in a mixed basket, mainly composed by bonds and equities issued by companies with a good quality ESG profile. Investors must consider the possibility of temporary losses of medium importance, which are also a consequence of exchange rate fluctuations.

The minimum subscription is EUR 500.

Term

The Sub-Fund was incorporated for an undefined period. The manufacturer may terminate this product unilaterally under the conditions set forth in the prospectus of the Fund.

Practical information

Depositary: CACEIS Bank, Luxembourg Branch, 5 Allée Scheffer L-2520 LUXEMBOURG.

Further information: The Fund's prospectus and periodic reports are prepared for the entire Fund. Assets and liabilities of each sub-fund are segregated by law, meaning that the liabilities allocated to one sub-fund may not impact the other sub-funds. Unitholders are entitled to convert their units in units of another category within the same sub-fund or in units of another sub-fund as described under "Conversion" section of the prospectus.

Copies of the prospectus, last annual and semi-annual reports and other practical information such as the latest price for the units may be obtained free of charge, in English and Italian, at the registered office of Nord Est Asset Management S.A., 5 Allée Scheffer, L-2520 Luxembourg or, in English and in Italian, on our website www.neam.lu/lu/documents.

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

Risks

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 you 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, as the management company acting on behalf of the Fund, are not able to pay you.

We have classified this product as 3 out of 7, which is a medium-low risk class.

This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact the capacity of the Sub-Fund to pay you.

This product is in this category because it invests in a range of assets with different levels of risk and its simulated and/or realised return has experienced a medium-low level rises and falls historically.

Not all risks affecting the Sub-Fund are adequately captured by the summary risk indicator.

This rating does not take into account other risk factors which should be considered before investing, these include: liquidity risk, financial, economic and political risks, credit risk, currency risk, high yield bonds risk and interest rate risk.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we, as the management company acting on behalf of the fund, are not able to pay you what is owed, you could lose your entire investment.

Beside the risks included in the risk indicator, other risks may affect the fund performance. Please refer to the "Risk factors" section of the Fund's prospectus, available free of charge at www.neam.lu/lu/documents.

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.

Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: this type of scenario occurred for an investment between 30 September 2024 and 30 September 2025.

Moderate: this type of scenario occurred for an investment between 30 June 2016 and 30 June 2021.

Favourable: this type of scenario occurred for an investment between 31 March 2020 and 31 March 2025.

Recommended holding period		**5 years**	
Example Investment		**€ 10,000**	
Scenarios		**if you exit after 1 year**	**if you exit after 5 years** (recommended holding period)
Minimum	**There is no minimum guaranteed return. You could lose some or all of your investment.**		
Stress	**What you might get back after costs** Average return each year	**€ 6,591** -34.1%	**€ 6,133** -9.3%
Unfavourable	**What you might get back after costs** Average return each year	**€ 8,610** -13.9%	**€ 10,661** 1.3%
Moderate	**What you might get back after costs** Average return each year	**€ 10,342** 3.4%	**€ 12,632** 4.8%
Favourable	**What you might get back after costs** Average return each year	**€ 12,028** 20.3%	**€ 14,077** 7.1%

What happens if Nord Est Asset Management S.A. is unable to pay out?

You are exposed to the risk Nord Est Asset Management S.A., acting on behalf of the Fund, might be unable to meet its obligations in connection with the product. This may materially adversely affect the value of the product and could lead to you losing some or all your investment in the product. A potential loss is not covered by an investor compensation or protection scheme.

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.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed (i) 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 and (ii) € 10,000 is invested.

Example Investment € 10,000	if you exit after 1 year	if you exit after 5 years (recommended holding period)
Total Costs	**€ 44**	**€ 282**
Annual cost impact*	**0.4%**	**0.5%**

(*) 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 5.2% before costs and 4.8% after costs.

Composition of costs

One-off costs upon entry or exit		Annual cost impact if you exit after 1 year
Entry costs	**0.00%**, we do not charge an entry fee. In case of conversion into units of another category of units or another sub-fund, no conversion fee is charged but unitholders may be requested to bear the difference in subscription fee if higher.	**Up to € 0**
Exit costs	**0.00%**, we do not charge an exit fee for this product, but the person selling you the product may do so.	**Up to € 0**
Ongoing costs taken each year		
Management fees and other administrative or operating costs	**0.37%** of the value of your investment per year. Such estimate has been carried out by adopting as proxy either a comparable PRIIP or a peer group.	**€ 37**
Transaction costs	**0.07%** of the value of your investment per year. Such estimate has been carried out by adopting as proxy either a comparable PRIIP or a peer group.	**€ 7**
Incidental costs taken under specific conditions		
Performance fees	**0.00%.** There is no performance fee for this product.	**€ 0**

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

Recommended holding period ("RHP"): 5 years

The RHP has been defined by taking into account the above objectives and risk and reward profile. You should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty prior to the end of the RHP, or hold the investment longer. Redemption requests must be received before 2 p.m. Luxembourg time on each Business Day to be dealt with on the basis of the net asset value per unit applicable on that day ("Valuation Day"). Payment for redemptions is expected to be made within 1 week from the Valuation Day. Any cashing-in before the end of the RHP may have a negative consequence on your investment.

How can I complain?

If you have any complaint about the product, please find the steps to be followed for lodging any complaint at www.neam.lu/lu/documents. You can also send your complaint at the registered office of the management company - 5 Allée Scheffer, L-2520 Luxembourg - and/or directly to their local distributors and/or paying agents of the relevant country of distribution or by e-mail to neam@neam.lu. If you have a complaint about the person that advised you about this product, or who sold it to you, they will tell you where to complain.

Other relevant information

Investment Manager: Niche Asset Management LTD, Lennox Gardens 17, London, SW1X 0DB United Kingdom.
Performance scenarios: You can find previous performance scenarios updated on a monthly basis at https://nef.priips-scenarios.com/LU3283485517/en/KID/.
Past performance: There is insufficient performance data available to provide a chart of annual past performance.