

Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

Investment Fund Services

IFSL Pier Plus Three Fund

A Sub-fund of the IFSL Pier Plus Funds (ISIN Accumulation: GB00BVLCPZ18)

This Fund is managed by Investment Fund Services Limited (IFSL)

Objectives and Investment Policy

The aim of the Fund is to increase the value of an investment over rolling periods of 5 years, at least in line with inflation plus 3% per annum, after any charges have been taken out of the Fund. Inflation is measured as the UK Consumer Prices Index (CPI) for these purposes. The Fund will do this through a combination of capital growth, which is profit on investments held, and income received by the Fund, which is money paid out of investments, such as dividends and interest. There is no guarantee that the Fund will always achieve this target over any time period.

The Fund is actively managed, which means the Investment Manager decides which investments to buy or sell, and when.

The Fund will invest at least 70% in collective investment schemes, investment trusts and exchange traded products i.e. exchange traded funds/exchange traded commodities (collectively "Investment Funds"), with no minimum or maximum exposure to any geographical region. This could include other Investment Funds managed by the Authorised Corporate Director, the Investment Manager or one of their associates.

Through these Investment Funds, the Fund will gain exposure to: between 65% and 85% in shares in companies which can be of varying sizes, across various markets and across different industries; between 10% and 30% in bonds, which are loans typically issued by companies, governments and other institutions, and may be either investment grade, where the issuer has a high and reliable capacity to repay the debt, or sub-investment grade, which can be more vulnerable to changing market conditions but typically pay a higher rate of interest; and up to 30% of the Fund may be exposed indirectly to real assets, for example to property and commodities (e.g. gold and oil), money market instruments, which are short term loans, and absolute return strategies, which aim to deliver positive returns in all market conditions.

The Fund may also invest up to 30% directly in shares in companies, bonds and convertible bonds (which are bonds that can convert into shares).

The Fund may hold up to 20% in cash, to enable the ready settlement of liabilities, for the efficient management of the portfolio or in pursuit of the Fund's investment objective.

The Fund can use derivatives or forward transactions, which are instruments whose returns are linked to another asset, market or other variable factor, for efficient portfolio

management purposes including the reduction of risk (hedging). The Investment Manager actively considers foreign currency exposure and decides whether to mitigate against foreign currency risk on a partial or full basis. The underlying Investment Funds purchased may also have the ability to use derivatives to varying degrees.

The Investment Manager creates a blend of investments that aims to achieve the Fund's objective however, there is no guarantee this will always be achieved as there can be times when inflation is unusually high. In such circumstances, the Investment Manager may increase exposure to money market instruments and absolute return strategies to help preserve the Fund's objective and mitigate the impact of high inflation. This may mean that the Investment Manager requires a longer time horizon to achieve the objective.

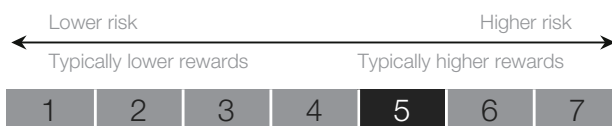
Assessing performance: The Fund targets a return of at least CPI +3% over rolling periods of 5 years. UK CPI has been chosen as it is a standard and broadly accepted measure of UK inflation (change in the price of goods and services over time) and is an appropriate way to assess whether the Fund has increased in value in real terms (returns after inflation has been taken into account). Inflation reduces the value of money over time.

The Investment Association (IA) has created several 'sectors', as a way of dividing funds into broad groups with similar characteristics. This Fund is closely aligned to the IA Mixed Investment Sector 40-85% Shares Sector. You may want to assess the Fund's performance compared to this sector.

As the Fund is not managed to align with the sector, this means the Fund's performance can differ when compared to the average of the IA Mixed Investment 40-85% Shares Sector. As an example, when stock markets are falling, other funds within the sector may reduce their holding in company shares below 65%, however the Fund's investment policy imposes at least 65% be held in company shares at all times.

Income is not distributed but is rolled up (accumulated) into the value of your investment. You can buy or sell all or part of your investment on any business day subject to the minimum holding requirements.

Risk and Reward Profile



This indicator aims to give you a measure of the price movement of this share class based on past data. It uses historic returns over the last five years. If five years' data is not available, simulated data based on a representative portfolio are used.

Past data may not be a reliable indication of the future risk profile of the Fund. The risk category may change in the future and is not guaranteed. The lowest category does not mean risk free. The value of investments and the income from them may fall as well as rise and you may not get back the amount you originally invested.

This Fund has been measured as 5 because its investments have experienced moderate to high volatility in the past. The Fund's volatility is affected by various risks, including:

The Fund will be exposed to financial markets and market conditions can change rapidly. Prices can move irrationally and be affected unpredictably by diverse factors, including political and economic events.

The Fund may be exposed to the shares of smaller companies which are typically riskier than larger, more established companies. Difficulty in trading may arise, resulting in a negative impact on your investment. Shares in smaller companies may be harder to sell at a desired price and/or in a timely manner, especially in difficult market conditions.

The Fund may be exposed to emerging markets, which are typically riskier than more established markets, as they can involve a higher than average risk due to the volatility of currency exchange rates, limited geographic focus, investment in a smaller number of issues, political and economic instability and less liquid markets. Difficulty in trading may arise, resulting in a negative impact on your investment.

The Fund will be exposed to bonds, the prices of which will be impacted by factors including; changes in interest rates, inflation expectations and perceived credit quality.

The Fund may have exposure to overseas markets, either directly or indirectly, and is therefore exposed to currency risk. As a result, the value of your investment can be affected by changes in exchange rates.

Bonds known as 'sub-investment grade' bonds generally produce a higher level of income, but carry greater risk that the issuer will not be able to pay the income or repay the capital at maturity.

In certain market conditions, the Fund may not be able to sell one or more of its assets for the full value, or at all. This could affect the performance of the Fund and could cause the Fund to defer or suspend redemptions of its shares, meaning investors may not be able to have immediate access to their holdings.

A company that we deal with may renege on its obligations, costing the Fund money.

The Fund may enter into various financial contracts (known as derivatives) in an attempt to protect the value of the Fund's assets or to reduce the costs of investing, although this may not be achieved.

Operational processes, including those related to the safekeeping of assets, may fail. This may result in losses to the Fund, or inconvenience to investors.

Investors are encouraged to read the 'risk factors' section of the Fund's prospectus to find a more extensive list of the risks that apply to this Fund.

Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment. The entry and exit charges shown are maximum figures. In some cases you may pay less - you can find this out from your financial adviser.

As this share class does not have 12 months accounting data the ongoing charges figure is based on estimated expenses. This figure may vary from year to year. It excludes:

- Portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking.

For more information about charges, please see Section 23 - 25 of the Fund's Prospectus, which is available at www.ifslfunds.com.

One-off charges taken before or after you invest

Entry Charge	None
Exit Charge	None

This is the maximum that might be taken out of your money before it is invested.

Charges taken from the fund over each year

Ongoing Charges	0.78%
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Charges taken from the fund under certain conditions

Performance Fee	None
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Past Performance

As the Fund has no performance data for one complete year, there is insufficient data to provide a useful indication of past performance.

This Fund was launched on 15 December 2025.

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Practical Information

If you wish to sell all or part of your investment please write to us at Investment Fund Services Limited, PO BOX 13586, Chelmsford, CM99 2GS or telephone 0808 178 9321. Your deal will be placed at the next valuation point after we receive your instruction.

The Prospectus, Annual and Half-Yearly Report and Accounts for the Fund are available free of charge at www.ifslfunds.com or by calling 0808 178 9321. The documents are available in English only.

For further details including how to invest please see the Supplementary Information Document which is available at www.ifslfunds.com or call 0808 178 9321.

For further details please see the Fund's Prospectus which is available at www.ifslfunds.com. The Prospectus, Annual and Half-Yearly Reports cover all the Funds within the OEIC.

You may switch to any Fund in the range subject to meeting the investment criteria, please refer to the Prospectus for further details.

The Depositary for the Fund is NatWest Trustee & Depositary Services Limited.

UK taxation may have an impact on your personal tax position.

Fund prices are available on our website www.ifslfunds.com.

The Sub-funds of the OEIC are segregated by law. In the unlikely event of one Sub-fund having debts, the assets of the other funds may not be used to settle these.

Investment Fund Services Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus.

The Remuneration Policy of Investment Fund Services Limited is available from www.ifslfunds.com. This Policy describes how remuneration and benefits are calculated and the governance arrangements in place around these payments. A paper copy of this Policy is also available free of charge upon request.