

KEY INVESTOR INFORMATION DOCUMENT

CPF Bond Fund

A Sub-Fund of CPF Unit Trust Funds

Managed by CPF Asset Managers

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

OBJECTIVE

The object of the CPF Bond Fund is to grow or preserve capital whilst generating a regular interest income through investments in a diversified portfolio of bonds issued by the Sovereign Governments and Corporations.

INVESTMENT POLICY

The Fund is actively managed and invests without limits in diversified portfolio of bonds issued by the government of Kenya and Kenyan Corporations. The fund also invests in qualifying fixed income products such as treasury bills and commercial papers.

The book value of interest bearing securities related to any single issuer shall not exceed 25% of the fund's net asset value. These restrictions, outlined in the Information Memorandum, must be followed at all times. Cash and

cash equivalents are employed as control tools between trades.

The Fund's benchmark return is the simple average 364-days Kenya Treasury Bill rate plus 100 basis points.

KEY BENEFITS

- Competitive returns
- Liquidity
- Security
- Professional Fund Management

RISK REWARD PROFILE

The Risk and Reward indicator table demonstrates where the scheme ranks in terms of its potential risk and reward.

Lower Risk

Typical lower Rewards

Higher Risk

Typically higher Rewards



WHY THE FUND IS CATEGORY 3

- The Fund is rated category 3 due to its exposure to fixed income products and the risks they possess are outlined below;
- The income derived from the underlying asset may fall when there is late payments or defaults by the issuer.
- The price of the underlying asset may rise or fall under the impacts of yields, or demand and supply dynamics leading to variance and potential capital loss during normal trading or liquidation.

- Changes in an issuers risk categorization by rating agencies can also impact the yields of the underlying asset and thus the price.
- It may difficult for a fund to liquidate or redeem its underlying assets in a short notice during extreme market conditions without suffering a loss.

WHAT THE NUMBERS MEAN

They are how a fund might behave and how much risk there is to your capital. Generally, the chance to make large gains means a risk of suffering large losses.

A **Category 1** fund is not a risk-free investment- the risk of losing money is small, but the chance of making gains is also limited. With **Category 7** fund, the risk of losing your money is high but there is also a chance of making higher gains.

For a more detailed explanation of risks, please refer to the "Key Investment Risks" section of the Information Memorandum.

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CHARGES AND ASSOCIATED COSTS

These charges are used to pay the costs of running the fund, including the costs of marketing and selling. Overall, they reduce the growth of your investment

ONE OFF CHARGES BEFORE YOU INVEST

Entry Charge	0% Initial Fee
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Exit Charge	0%
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CHARGES TAKEN FROM THE FUND OVER A YEAR

Fund Management Fees	3% of AUM per annum in management fees covering various costs including custodian, trustees, administration and fund managers' fees
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CHARGES TAKEN FROM THE FUND UNDER CERTAIN SPECIFIC CONDITIONS

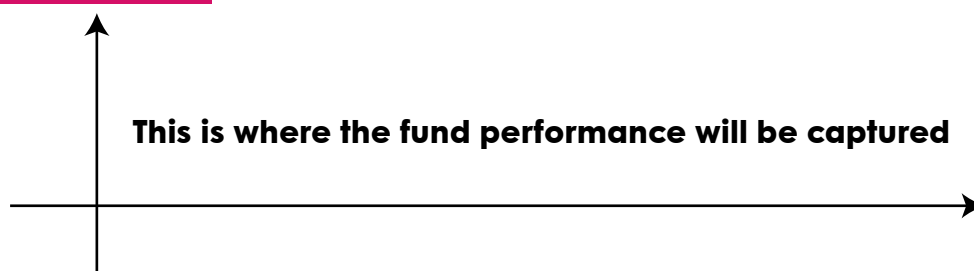
Performance Fees	15% of the return earned above the benchmark
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The entry and exit charges shown are the maximum figures. In some cases, you might pay less – you can find this out from your financial adviser.

The fund management fee is fixed charge and is same year to year unless changed through an amendment of the information memorandum upon the Authority's approval. This figure Excludes portfolio transaction costs, which may vary from year to year based on trading Activity in the portfolio.

You can find out more details about the charges by looking at the "Charges" section of the information memorandum.

PAST PERFORMANCE



KEY INVESTOR INFORMATION DOCUMENT

CPF Balanced Fund

A Sub-Fund of CPF Unit Trust Funds

Managed by CPF Asset Managers

PRACTICAL INFORMATION

	Custodian	NCBA BANK KENYA LTD
	Trustee	KCB Bank Kenya Limited
About the Fund	<ul style="list-style-type: none"> CPF Bond Fund is a CIS product established under the Capital Markets regulations as a unit trust under the provisions of the Capital Markets (Collective Investment Schemes) Regulations, 2023. The Fund shall operate as an open-ended fund and its units shall therefore be continuously offered through the fund manager and its authorised agents. The unit holders' interest in the Fund will be represented by the units held in the Fund determined by the Net Asset Value of the Fund. This Fund is subject to tax laws and regulations of Kenya. Depending on your home country of residence, this might have an impact on your personal tax position. For further details, please consult your adviser. The currency of the fund is in KES. 	
Find out More	<ul style="list-style-type: none"> The essential elements provided by the Information Memorandum, trust Deed and the Key Investor Information Document shall be comprehensible to the investor without any reference to other documents. Further Information about the scheme, Information Memorandum, annual and half- yearly reports may be obtained free of charge at the Managers Website, www.cpfaminvest.com or at the managers offices, : <i>CPF Asset Managers Limited 7th Floor, CPF Building, Haile Selassie Avenue.</i> In addition, an up-to-date version of the key investor information shall be made available on the website of the fund manager. 	
	Auditor	PricewaterhouseCoopers LLP

- This Fund is authorised in Kenya and regulated by the Kenya Capital Markets Authority.
- The Fund Manager, CPF Asset Managers Limited is regulated by the **Capital Markets Authority** (Kenya) under license number 164 issued on 3rd May 2023.

This Key Investor Information is accurate as at 1st August 2025.