

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.

Jade Road Investments Ltd. Ord NPV (DI)

Identifier: VGG4S09E1053

Jade Road Investments

www.jaderoadinvestments.com

Call +852 3796 3503 for more information

Competent Authority: FCA (www.fca.org.uk)

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

What is this product?

Type: Ordinary shares in an Asian-focused diversified investment company, incorporated in the British Virgin Islands, which is quoted on the AIM Market of the London Stock Exchange. Shares of Jade Road Investments Limited (the "Company") are bought and sold via markets. At any time, the price you pay to acquire a share will normally be higher than the price at which you could sell it. The price may be at a premium or discount to the net asset value of the Company.

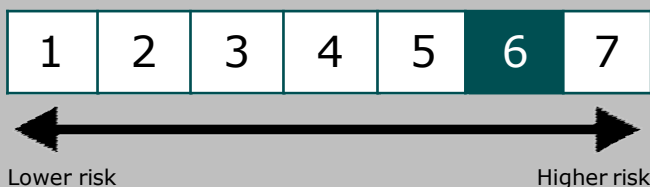
Objectives: The objective of the Company is to provide shareholders with unique access to a diverse portfolio of assets in the small and medium enterprise ("SME") sector across a variety of high-growth geographies throughout Asia.

Intended retail investor Intended retail investor

- Suitable for investors who understand the basics of buying and selling shares in stock market quoted companies and the way the stock market operates.
- Suitable for experienced investors who have the ability to sustain potential losses in the short term.
- Suitable for long term, risk taking investors.
- The Company should form part of a varied investment portfolio.

Maturity date: This product has no maturity date.

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



The risk indicator assumes you keep the product for 1 year.

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 cash in early. You may have to pay significant extra costs to cash in early.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

The Company is a quoted company and does not pay to investor or owe investor except for share buyback or dividend.

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.

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 the capacity to pay you.

Investment USD 10 000**Scenarios****1 Year**
(Recommended Holding Period)

Stress scenario	What you might get back after costs	687.65
	Average return each year	-93.12%
Unfavourable scenario	What you might get back after costs	5 608.67
	Average return each year	-43.91%
Moderate scenario	What you might get back after costs	8 081.71
	Average return each year	-19.18%
Favourable scenario	What you might get back after costs	11 716.95
	Average return each year	17.17%

This table shows the money you could get back over the next 1 year, under different scenarios, assuming that you invest USD 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 based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

This product cannot be cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period. 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 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 happens if Jade Road Investments Limited is unable to pay out?

As a shareholder of the Company you would not be able to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay any dividends due to you, or if it were unable to pay any amounts due to you on the winding up of the Company.

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 the recommended holding period. They include potential early exit penalties. The figures assume you invest USD 10 000. The figures are estimates and may change in the future.

Costs over time

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.

Investment USD 10 000

Scenarios	If you cash in after 1 year
Total costs	282.85
Impact on return (RIY) per year	2.83%

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 on return per year:

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Performance fees	1.75%	An annual management fee of 1.75% of NAV payable semi-annually.
	Total comprehensive expense for the year	2.83%	The proportion of total loss and comprehensive expenses from total NAV.

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

This product has no required minimum holding period but is designed for long term investment; you should be prepared to stay invested for at least 1 year. The Company's ordinary shares are traded on the Alternative Investment Market of the London Stock Exchange. Shareholders wishing to realise their investment may do so by selling their shares on the market.

How can I complain?

If you have any complaints about the Company, the KID or the conduct of the manufacturer, you can refer to the "Contact Us" section of the Company's website www.jaderoadinvestments.com or you may lodge your complaint in one of the following ways:

You can email: info@jaderoadinvestments.com

You can write to us at: 12/F Infinitus Plaza, 199 Des Voeux Road Central, Hong Kong

As a shareholder of the Company, you do not have the right to complain to the Financial Ombudsman Service in the UK about the management of the Company.

Complaints regarding the conduct of person(s) advising on or selling the product should be addressed to the person(s) or to their organisation.

Other relevant information

Please see www.jaderoadinvestments.com for further details and all documentation related to this investment company.