

MCB 2040 TARGET DATE FUND

KEY INVESTOR INFORMATION DOCUMENT

This document contains with key investor information about the MCB 2040 Target Date Fund (the "Sub-Fund") and its current class of units in issue, namely the "Retail Accumulation Class". It is provided with informational purpose only and does not constitute marketing material. The information is intended to help you understand the nature and the risks of investing in this Sub-Fund. You are advised to read this document carefully to make an informed decision about whether to invest.

MCB 2040 TARGET DATE FUND

The Sub-Fund is a MUR denominated sub-fund of MCB Unit Trust (the "Fund") with ISIN: MU0650S00061; Citi Code: K2KF; Bloomberg Code: MCBTD40 MP. The Fund, together with the Sub-Fund, are managed by MCB Investment Management Co. Ltd (the "Fund Manager"), holder of a CIS Manager licence issued by the Financial Services Commission. The Sub-Fund consists currently of one class of units, i.e. the Retail Accumulation Class.

Objectives and Investment Policy

- The Sub-Fund adopts an active management strategy with the primary objective of achieving long-term capital growth, income as well as capital conservation by investing in a mix of local and foreign securities in different combinations and weightings.

- The asset mix follows an asset allocation glide path; in early investing years, the glide path allocates more to asset classes like stocks to maximise wealth accumulation potential. As the Sub-Fund approaches and passes the target date of 30 June 2040 (the "Target Date"), it will increasingly emphasise on income and conservation of capital by investing a greater portion of its assets in bonds or other fixed income securities. In this endeavour, the Sub-Fund seeks to balance the total return and stability over time in light of the Target Date.

- The Sub-Fund is devised for investors who have an investment time horizon, about or close to the Target Date.

- Units can be bought and sold once a week on every Friday. Proceeds of repurchases/redemptions are usually paid to unit holders, subject to the terms of the Fund's documentation, within 10 business days after the processing date.

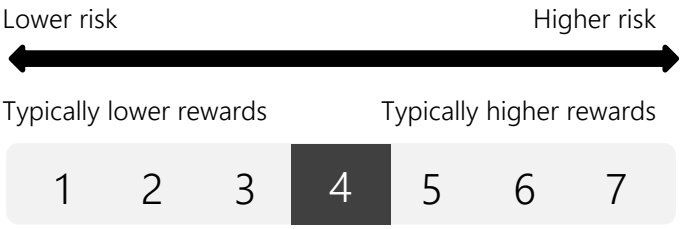
- The units of the Sub-Fund are not entitled to dividends.

- The Sub-Fund is actively managed with the Fund Manager applying fundamental analysis in order to pick securities in a selective and discretionary manner. The units are denominated in MUR, the Sub-Fund's base currency.

- Suitable for investors with all levels of knowledge and/or experience, seeking capital growth, and who have 5 years or more investment horizon. The product does not have any capital guarantee and up to 100% of their capital is at risk.

The Fund's prospectus, the annual report, the quarterly reports and the Sub-Fund's factsheet and daily net asset value, are available on the Fund's website: https://mcbcapitalmarkets.mu/investment-products/mutual-funds/mcb-target-date-fund-2040

Risk and Reward Profile



The risk category 4 reflects a potentially medium gain and/or loss in the value of the portfolio. This is due to 70%-100% of the Sub-Fund's assets being invested in equities in early years of investment.

This indicator is based on historical data and may not be a reliable indication of the future risk profile of the Sub-Fund. The actual risk profile can vary significantly if you sell at an early stage and you may receive a lower amount than your initial investment.

The risk category associated with this Sub-Fund can evolve over time based on market conditions. The lowest risk category does not mean "risk free".

Your investment is not guaranteed. The summary risk indicator is a guide to the level of risk of this product. It shows how likely it is that the product may lose money because of movements in the markets.

Significant risk(s) for the Sub-Fund include, but is not limited to:

- Market risk: The performance of the Sub-Fund will be dependent largely on the performance of financial markets, mainly local and overseas equities. Thus, the value of the Sub-Fund will fluctuate because of changes financial markets.
- Foreign currency risk: The Sub-Fund has to some extent investments in assets denominated in currencies other than MUR and is therefore exposed to the risk that the exchange rate of the MUR relative to these currencies may change in a manner, which has some effect on the net asset value.

Costs

The charges and costs are used to cover the Sub-Fund's operating costs. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	0.75%, included in issue price
Exit charge	0.25%, included in repurchase price
Each of the charges shown is the maximum amount that can be paid out of your investment. You may find out the actual entry and exit charges from your financial advisor or distributor.	
Charges taken from the Sub-Fund over a year	
On-going charges	1.99%
Charges taken under certain specific conditions	
Performance fee	None

Ongoing charges (including Fund Manager's fees, trustee fees, custodian fees, registrar fees and other fixed charges) are based on expenses for the previous twelve months, ending on 30th June 2026.

This percentage may vary from year to year.

For more information about Sub-Fund charges, please see section 5 of the Fund's prospectus.

Past Performance



The return shown in the chart is based on NAV, taking into account of all on-going charges and that all income distributions are reinvested into the Sub-Fund.

- Performance as at 30th June 2026.
- The Sub-Fund was launched in 2012.
- Benchmark: None

Past performance is not a guide to future performance

Practical Information

Custodian: The Mauritius Commercial Bank Limited

Depending on your tax regime, any capital gains and income arising from the holdings in the Sub-Fund may be subject to taxation. You are invited to seek appropriate professional advice prior to investing in the Sub-Fund.

The Fund Manager accepts no liability or responsibility whatsoever for any consequential loss of any kind arising out of the use of this document or any part of its contents.

The Fund is authorised in Mauritius and regulated by the Financial Services Commission under the Securities Act 2005.

This key investor information is accurate as of end of June 2026.

Disclaimer

The distribution of the information contained in this document may be restricted by law in certain countries and people who have access to it are required to inform themselves of and to comply with any such restrictions. The information is not intended to be published or made available to any person in a jurisdiction where doing so would contravene any applicable laws or regulations. The value of any investment in the Sub-Fund may go up as well as down and the investor may not get back his initial capital. In certain circumstances an investor's right to redeem his investment may be suspended. Investors are not protected by any statutory compensation arrangement in Mauritius in the event of the Sub-Fund's failure. This document is provided for information purposes only and does not constitute investment, legal, tax or other advice or any recommendations to buy or sell the securities herein mentioned. Prospective investors should seek appropriate professional advice prior to investing in the Sub-Fund.