

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 Packaged Retail Investment Product and to help you compare it with other products.

PRODUCT

Name of Product: Oxford Innovation EIS Growth Fund

PRIP Manufacturer: Oxford Investment Opportunity Network Limited ("OION Ltd") trading as Oxford Innovation Finance

Address: Oxford Centre for Innovation, Blue Boar Court, 9 Alfred Street, Oxford, OX1 4EH

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Date of Issue: This Key Information Document (KID) is issued and approved on 02 February 2026 by Oxford Innovation Finance which is authorised and regulated in the UK by the Financial Conduct Authority (FRN 564525).

Product administrator: Kin Capital Partners LLP ("Kin")

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Kin is authorised and regulated by the FCA and appears in the Financial Services Register under reference 656789.

Dated: 02 February 2026

Alert: You are about to purchase a product that is not simple and may be difficult to understand. Oxford Innovation Finance is unable to give advice; please contact your Financial Adviser or Professional Intermediary.

WHAT IS THIS PRODUCT?

Type: Enterprise Investment Scheme ("EIS") Fund which is a discretionary managed service structured as an Alternative Investment Fund. The Fund takes advantage of HMRC tax reliefs under the Enterprise Investment Scheme.

Objective: To generate tax-free capital gains arising from investments in a portfolio of emerging private companies. The Oxford Innovation EIS Growth Fund ("the Fund") invests in early-stage technology companies across a broad range of market sectors over a twelve to eighteen month period from the date of receipt of each investors subscription.

Who this product is suitable for: The Fund is generally aimed at sophisticated and/or high net worth investors who understand these are high-risk investments. Investors should have experience of, and understand the risks associated with, investing in smaller, early stage and unquoted companies and be able to withstand any significant losses that might arise.

Term of Investment Product: There is no specified maturity date or pre-determined termination date. The product is a long-term investment with returns to Investors likely to arise between year four and year eight but might be longer and with a minimum of 3 years to be in a position to utilise the tax reliefs associated with EIS qualifying investments. This Fund should form part of a diversified investment portfolio. The wind up of the Fund will take place after all holdings have been sold or otherwise exited.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator:

The Summary Risk Indicator ("SRI") is a guide to the level of risk of this product. It helps you to assess it and compare it with other products. It takes into account how likely it is that you might lose money and whether the money you have invested has some form of protection.



This product is classed as carrying a risk score of 6 out of 7 on the basis that the investment is illiquid, will be used to acquire a portfolio of private companies each holding being a “non-readily realisable investment”, whose performance cannot be guaranteed and Investors may not get back the original amount invested. The performance of the product is heavily reliant upon the ongoing creditworthiness of the underlying portfolio companies and movement in the markets. The SRI assumes that you keep the product for the recommended holding period of 8 years. The risk score does NOT take into account whether you can take your money out early or the costs you might incur for doing so. Additionally, be aware that it may not be possible for you to cash in early, or, if you do so, you may incur additional costs and losses. The amount you invest is not protected so in some unfavourable circumstances you could lose all of your investment.

INVESTMENT PERFORMANCE INFORMATION

Factors likely to affect future returns for investors:

The health of the economy may affect follow-on funds in the market to help the company scale further after initial investment and the health of companies who are likely to be partners and/or acquirers of the Fund’s portfolio companies in the future.

Difficulty acquiring components for technology companies due to supply chain issues may delay technology development and ultimately be a detriment to the development of the company.

The most relevant benchmark

There is no single benchmark which adequately measures UK technology companies. AIM gives broader perspective of the UK economy and may only give a partial indication of the strength of the Fund’s portfolio companies.

What could affect my return positively?

Economic growth; likely acquirers having excess cash to spend and invest in new technologies tends to drive higher valuations of the type of early-stage companies the Fund aims to invest in.

Excess money in the private equity market may also lead to higher valuations.

What could affect my return negatively?

Economic shocks whilst not immediately affecting portfolio companies may lead to difficulties raising funds and ultimately the risk of failure. Inflation could negatively affect portfolio companies, especially those sourcing materials, but it can lead to efficiency gains.

WHAT HAPPENS IF OXFORD INNOVATION FINANCE IS UNABLE TO PAY OUT

Should an investee company experience financial difficulties, it is possible that you will lose all of your investment into that company. You may be able to claim loss relief under the EIS rules.

Oxford Innovation Finance does not hold Investors’ funds or assets on its balance sheet. Investors’ commitments are via a Fund and all client assets and cash are held in segregated accounts by Kin Capital Partners LLP (“the Custodian”) on behalf of investors in accordance with the FCA’s CASS rules, completely separate from Oxford Innovation Finance itself.

The Financial Services Compensation Scheme (“FSCS”) provides compensation to eligible claimants in the event of Oxford Innovation Finance being unable to meet its liabilities. Further information is available from Oxford Innovation Finance or the FSCS at www.fscs.org.uk

WHAT ARE THE COSTS?

- The costs that are shown in the table below are the costs of this product. There may be other costs charged to you by the person who is either selling this product to you or advising you on this product.
- They will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

One-off Costs	Entry Costs	1% + VAT initial	Impact of entry costs taken before investment. Non-advised 3%.
	Exit Costs	0%	Impact of exit costs taken when you exit the investment upon maturity.
Recurring Costs	Portfolio transaction costs per year	0%	Three years Annual Management Fee at 1% per year held by custodian on deposit of funds. Paid to the Fund Manager annually at the end of each of the first three years, then two more years are accrued, which are only payable on cash exit. There are no charges after year five.
	Other recurring costs per year (Annual Management Charge)	1% + VAT	
Incidental Costs	Performance fees	20%	Impact of performance fees taken where the performance i.e. net return is above 120% original subscription (net of Advisor Charges if applicable).

HOW LONG SHOULD I HOLD IT AND CAN I TAKE THE MONEY OUT EARLY?

There is a 14-day cooling off period applicable to this product. There is no fixed maturity date or minimum holding period. The recommended holding period is eight years and this product cannot be easily realised in the interim due to the Non-Readily Realisable nature of the investments. That means it is difficult to estimate how much you would get back if you attempt to realise your investment early. If you were able to sell your shares then you potentially would lose your personal tax benefits if this was within 3-year period and your shares are likely to be sold at a considerable discount to cost or value at disposal.

HOW CAN I COMPLAIN?

Oxford Innovation Finance has established procedures in accordance with the FCA Rules for consideration of complaints. Details are available on request. If you have a complaint, please contact us at Oxford Innovation EIS Growth Fund, Oxford Innovation Finance, Oxford Centre for Innovation, Blue Boar Court, 9 Alfred Street, Oxford, OX1 4EH or call us on 01865 261480. The maximum time for handling any complaint is 8 weeks, though we endeavour to resolve them sooner.

If we are unable to resolve the complaint to your satisfaction, you are entitled to contact the Financial Ombudsman Service at Exchange Tower, London, E14 9SR or call them on 0800 023 4567 or 0300 123 9123 or visit their website at <http://www.financial-ombudsman.org.uk/>

OTHER RELEVANT INFORMATION

Please read the Information Memorandum for the Fund carefully, specifically the Risk Factors before making your investment decision. We strongly recommend that potential investors seek advice from a suitably authorised retail Financial Adviser before deciding to invest in this product.

Prospective Investors should note that the value of an investment can fall as well as rise and Investors may not get back the amount originally invested. Therefore, you should only make investments in the Fund that you can afford to lose without having any significant impact on your overall financial position or commitments.

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