Key Investor Information

This document provides you with the 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.

YFS JM Finn Moderate Income Portfolio (the "Fund")

(Sub-Fund of YFS JM Finn Portfolios Funds)

Share Class: Class B Income Shares (the "Class")

ISIN Code: GB00BP39CY65 (Currency: GBP)

Authorised Corporate Director (ACD): Yealand Fund Services Limited

Objectives and investment policy

Objective

The investment objective of the Fund is to provide income, with an income target of 2% (net of fees) per annum, assessed over rolling ten-year periods, by investing in a diversified range of assets and markets worldwide. The Fund will adopt a moderate risk investment strategy, investing in any sector and in any geographic area.

Investment Policy

To achieve the objective the investment policy is to invest in global equities and corporate or government bonds either directly or indirectly. The Fund may also invest in alternative assets which may include funds that use absolute return strategies or funds that invest indirectly in real estate, or indirectly in commodities. The fund may also invest in warrants, money market instruments, cash, near cash and deposits. The Fund may invest indirectly in regulated Collective Investment Schemes ("CIS"), exchange traded funds, or investment trusts, which are managed by the ACD, the Portfolio Manager or their associates.

The typical allocation of the Fund to each of these asset classes is set out further below. The Fund's asset allocation will remain within these typical allocations in normal market conditions (where markets are operating efficiently and reflecting their fair value).

The allocation to each of these asset classes may however be higher or lower in line with the range below, when the Portfolio Manager considers this appropriate to respond to and manage macroeconomic conditions (such as fiscal, natural, or geopolitical events that broadly affect a regional or national economy) or to protect returns or reduce downside risk.

Asset Classes

Equity - Typical Allocation (55%-65%) - Range (50%-70%)

Debt - Typical Allocation (20%-30%) - Range (15%-35%)

Alternatives - Typical Allocation (10%-15%) - Range (7.5%-17.5%)

Cash - Typical Allocation (0%-5%) - Range (0%-10%)

The Fund may enter into derivatives and forward transactions for the purposes of efficient portfolio management (including hedging). The use of derivatives is expected to be limited.

A Glossary of Definitions which provides definitions to some of the technical language used in this document is available from www.yealand.com/policies.

Recommendation

This Fund may not be appropriate for investors who plan to withdraw their money within 10 years.

Benchmark

The Fund is actively managed and is not managed in reference to a benchmark

Dealing

Shares in the Fund may be bought or sold before 12pm on every business day.

Income

The fund aims to distribute available income every three months.

Risk and reward profile

Lower Risk — Higher Risk

Potentially lower reward — Potentially higher reward

1	2	3	**4**	5	6	7

The calculation of the risk and reward indicator is based on 5 years of historical (actual or simulated) information so may not be a reliable indication of the future risk profile of the Fund.

The risk and rewards indicator of the Fund is not guaranteed and may change over time.

The risk and reward profile is classified by the level of historical fluctuation (i.e. volatility) of the Net Asset Values of the Class, and within this classification, categories 1-2 indicate a low level of historical fluctuations, 3-5 a medium level and 6-7 a high level.

A category 1 fund is not a risk-free investment – the risk of losing your money is small, but the chances of making gains is also limited.

The risk category does not take into account the following material risks:

Counterparty Risk: The Fund could lose money if an entity with which it does business becomes unwilling or unable to honour its obligations to the Fund.

Currency Risk: Even with the use of hedging techniques, changes in currency exchange rates could adversely affect the Fund's performance.

Default Risk: The issuers of certain bonds could become unable to make payments on their bonds.

Liquidity Risk: During difficult market conditions, some securities may become hard to value or sell at a desired price.

Management Risk: Investment management techniques that have worked well in normal market conditions could prove ineffective or detrimental in extreme market conditions.

For full details of all the risks that could affect the Fund, please refer to the Prospectus.

Charges for this fund

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.

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 (entry charge) or before the proceeds of your investment are paid out (exit charge).	
Charges taken from the Fund over the year	
Ongoing Charges	1.15%
Charges taken from the Fund under certain specific conditions	
Performance Fee	None

The entry and exit charges shown are maximum figures. In some cases you may pay less – you can find this out from your financial advisor.

The Ongoing charges figure is based on expenses as at 30 June 2026 and this figure may vary.

It excludes:

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

The ACD receives an annual fee, which is included in the ongoing charges shown here. Ongoing Charges are the same for all investors in the class. The ongoing charges figure shown reflects a cap applied by the Portfolio Manager. The Portfolio Manager has committed to limit the ongoing charges to this level, and investors will not be charged more than the capped amount. If actual costs are lower, the lower figure will apply. It is estimated that the OCF for the Class would be 1.19% if the OCF were not capped.

For more information about charges, please see the "Charges" section in the Fund's Prospectus which is available from the ACD.

Past performance

Total Return %

There is insufficient data to provide a useful indication of past performance to this share class' investors.

YFS JM Finn Moderate Income Portfolio was launched on 23 March 2026, and the Class launched on 23 March 2026.

This chart shows how much the Fund increased or decreased in value as a percentage for 10 full consecutive years or for each year since the launch of the Fund if it has not been in existence for 10 years.

Performance has been calculated in GBP and takes account of ongoing charges.

Past performance is not a guide to future performance; the value of your investment and any income from it may go down as well as up.

Practical information

Legal Structure	This key investor information document describes a fund within the YFS JM Finn Portfolios Funds. The Prospectus and periodic reports are prepared for the entire entity. The assets and liabilities of the Fund are segregated from the other sub-funds and only the profit or loss of the Fund impacts your investment. The assets of the Fund cannot be used or claimed upon to settle or offset the liabilities of another sub fund, or the umbrella itself. You can convert shares of the Fund into shares of the other sub-funds of YFS JM Finn Portfolios Funds as detailed in the prospectus.
Depositary	NatWest Trustee & Depositary Services Limited
Documents	You may obtain free of charge the Prospectus, the Annual and Semi-Annual Report and accounts from www.yealand.com or by contacting: Yealand Fund Services Limited, Fountain Suite B, Lynch Wood Park, Lynch Wood, Peterborough, Cambridgeshire, PE2 6FZ. Telephone: 0345 850 0255, Email: ta@yealand.com Where relevant, these documents refer to all sub-funds of the YFS JM Finn Portfolios Funds.
Price Publication	For daily pricing information go to www.yealand.com
Remuneration Policy	Details of the ACD's most recent remuneration policy, including a description of how remuneration and benefits are calculated and the identities of the persons responsible for awarding remuneration and benefits, are available at www.yealand.com. A paper copy is available free of charge upon request.
Tax	The Fund is subject to the tax laws of the United Kingdom. This may have an impact on your personal tax position. You should take professional tax advice.

This Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Yealand Fund Services Limited is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Firm Reference Number: 530809.

This key investor information is accurate as at 6 November 2026.