

TERMS OF BUSINESS

Greenman Investments S.C.A., SICAV - Greenman OPEN ELTIF

Issued by Premier Benchmark Property Limited t/a Greenman Investments

Effective Date: 26 March 2026



1. INTRODUCTION

This document is provided in accordance with the **Consumer Protection Code 2025** (the "**Code**") and sets out the basis on which **Premier Benchmark Property Limited t/a Greenman Investments** ("**Greenman Investments**", "**we**", "**us**", or "**our**") provides regulated activities to consumers in connection with the Greenman OPEN ELTIF ("**Greenman OPEN**").

These Terms are designed to ensure you are fully informed about our services, charges, your rights, and the protections available to you under Irish regulation, in a manner that is digital-first, outcome-focused and accessible.

2. OUR DETAILS (REG. 52(1)(1))

- **Legal name:** Premier Benchmark Property Limited
- **Trading name:** Greenman Investments
- **Registered address:** Crescent Hall, Mount Street Crescent, Dublin 2, Ireland
- **Contact details:**
 - Email: enquiry@greenman.com
 - Telephone: +353 (0) 1 647 1121
 - Website: <https://www.greenman.com/>

3. GROUP MEMBERSHIP (REG. 52(1)(2))

Premier Benchmark Property Limited is part of the **Greenman Group**.

4. AUTHORISATION AND REGULATION (REG. 52(1)(3)–(4))

Greenman Investments is authorised and regulated by the Central Bank of Ireland as an Alternative Investment Fund Manager (AIFM) under the European Union (Alternative Investment Fund Managers) Regulations 2013.

We are subject to the Codes of Conduct and regulations of the Central Bank of Ireland, which are designed to protect investors.

Details of these codes and regulations can be found on the Central Bank's website: www.centralbank.ie.

5. DESCRIPTION OF SERVICES (REG. 52(1)(5))

Greenman Investments provides fund management services in respect of Greenman OPEN, including:

- Portfolio management;
- Risk management;
- Marketing; and
- Activities related to the assets of alternative investment funds

We do not provide investment advice or personal recommendations.

6. INTERMEDIARY AND TIED STATUS (REG. 52(1)(6)–(7))

Greenman Investments does not act as an intermediary and does not provide a fair or limited analysis of the market.

We are not tied to any other regulated entity in respect of the services we provide.

7. CHARGES AND FEES (REG. 52(1)(8) AND REG. 66)

We impose charges in connection with investments in Greenman OPEN, including an AIFM fee, a General Partner fee, and certain third-party fund expenses.

A full written breakdown of all applicable charges, including third-party charges, is provided in our Schedule of Charges, which is available in the Greenman OPEN App and on our website.

Investors should also review the Greenman OPEN Prospectus for detailed information on the fund's fees and expenses.

8. CONFLICTS OF INTEREST (REG. 52(1)(9))

We maintain a Conflicts of Interest Policy to identify, prevent, and manage conflicts that may arise between our interests, those of the fund, and those of investors.

Where a conflict cannot be avoided, we will disclose it to investors in a clear and timely manner to ensure your interests are protected.

9. DEFAULT BY INVESTORS (REG. 52(1)(10))

In the event of default by an investor, such as failure to fund a subscription or breach of contractual obligations, Greenman Investments may:

- Suspend or refuse to process transactions;
- Redeem or cancel shares held;
- Recover amounts lawfully due; or
- Pursue other remedies available under law or the fund's Prospectus.

10. COMPLAINTS PROCEDURE (REG. 52(1)(11) AND REG. 61)

We are committed to providing a high standard of service.

If you wish to make a complaint, please contact us at:

- Email: complaints@greenman.com

We will acknowledge your complaint within five business days, keep you informed of progress, and aim to resolve it within 40 business days.

If you remain dissatisfied with our decision, you may refer your complaint to the Financial Services and Pensions Ombudsman (FSPO):

Financial Services and Pensions Ombudsman

Lincoln House, Lincoln Place, Dublin 2, D02 VH29

Website: www.fspo.ie

Telephone: +353 1 567 7000

Greenman Investments does not participate in any other alternative dispute-resolution (ADR) scheme under Directive 2013/11/EU.

11. COMPENSATION SCHEME (REG. 52(1)(12))

Greenman Investments is not a member of the Investor Compensation Scheme. Investors in Greenman OPEN are therefore not covered by statutory compensation in the event we are unable to meet our obligations.

12. DATE AND CURRENCY OF TERMS (REG. 52(1)(13))

These Terms of Business are effective from 26 March 2026 and remain valid until replaced or updated.

The most recent version will always be available in the Greenman OPEN App and on our website.

13. ACKNOWLEDGEMENT

By proceeding to invest in Greenman OPEN, you confirm that you have received, read, and understood these Terms of Business.

PREMIER BENCHMARK PROPERTY LIMITED T/A GREENMAN INVESTMENTS

Crescent Hall, Mount Street Crescent, Dublin 2, Ireland.

Authorised and regulated by the Central Bank of Ireland.