

SCHEDULE OF CHARGES

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 Schedule of Charges provides the written breakdown of all fees and charges payable directly or indirectly by investors in Greenman OPEN ELTIF ("**Greenman OPEN**").

It is issued in accordance with:

- Regulation 66 of the Consumer Protection Code 2025 (written breakdown of charges), and
- Regulation 68 (schedule of fees and charges to be displayed).

This Schedule should be read together with the Greenman OPEN Prospectus and Key Information Document, which contain the definitive and legally binding disclosure of fund fees and expenses.

2. BREAKDOWN OF CHARGES

Charge	
AIFM Fee	0.35% p.a. of the latest available NAV of the Compartment.
General Partner Fee	0% - 1% p.a. of NAV depending on the share class
Subscription Fee (Entry Fee)	1% of the Capital Contribution
Share Creation Charge	0% - 2.5% of Capital Contribution, depending on Share Class
Share Class Administration Fees	0% - 1% per annum of the latest available NAV, depending on the Share Class.
Redemption Fee (Exit Fee)	None
Performance Fees	None

3. IMPORTANT NOTES

- All fees are charged in accordance with the Greenman OPEN Prospectus, Key Information Document and constitutional documents. In addition to the charges set out in this Schedule, Greenman OPEN also incurs operating and property-related expenses, which are reflected in the Net Asset Value and are detailed in the Greenman OPEN documentation.
- Where ranges are displayed, the actual rate may vary based on NAV and service-provider agreements.
- Fees may be subject to VAT or other applicable taxes.
- Any future changes to fees will be reflected in an updated version of this Schedule and communicated to investors where required in accordance with the Consumer Protection Code 2025.

4. ACCESS TO THIS SCHEDULE

The current version of this Schedule of Charges is available at all times on our website and through our digital platforms.

A copy may also be requested by emailing enquiry@greenman.com.

5. REGULATORY STATEMENT

This document constitutes the written breakdown of all charges payable directly or indirectly by investors in Greenman OPEN, including third-party charges, in accordance with Regulation 66 of the Consumer Protection Code 2025.

It is published and maintained in accordance with Regulation 68 of the Consumer Protection Code 2025.

PREMIER BENCHMARK PROPERTY LIMITED T/A GREENMAN INVESTMENTS

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Authorised and regulated by the Central Bank of Ireland (CBI Ref: C123941)