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 product and to help you compare it with other products.

Gresham House Global Thematic Multi-Asset Fund, A sub-fund of Gresham House Unit Trust

https://www.greshamhouse.ie/priips/
Call +35316623001 for more information
Central Bank of Ireland is responsible for supervising Gresham House Asset Management Ireland Limited, in relation to this Key Information Document.
This PRIIP is authorised in Ireland
Gresham House Asset Management Ireland Limited is authorised in Ireland and regulated by Central Bank of Ireland
This document was published on 30-09-2026
You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type This product is a non-UCITS investment fund. It is intended for retail investors and is structured as a Retail Investor AIF (Alternative Investment Fund). The minimum initial subscription and subsequent subscription amounts are set at €10,000. The product's return depends on the performance of the underlying assets. Capital is at risk in respect of this product.

Objectives

Product objectives The Fund aims to achieve long term growth by investing in securities, at least 70% of which are defined as sustainable assets. “Sustainable assets” are defined as those which meet the fund’s sustainable thematic alignment and exclusion criteria. This product exposes you to moderate risk exposure.

Investment approach The Fund seeks to achieve its investment objective by investing on a diversified basis in transferable securities, such as equity securities and debt securities, and collective investment schemes (including exposure to alternatives such as property and forestry).

Investment policy The Fund seeks to achieve its investment objective by investing on a diversified basis in transferable securities, such as equity securities and debt securities, and in collective investment schemes. The Fund may invest across asset classes, sectors, geographies, and market capitalisations without limitation save in respect of the restriction on investment in collective investment schemes.

Benchmark There is no benchmark.

Redemption policy Redemptions are as follows: the first business day in each month and the first business day in each calendar month.

Distribution policy There is no current intention to declare any dividend in respect of the Fund.

Sustainability policy The manager integrates sustainability risk management throughout the investment lifecycle however, the fund does not pursue a sustainability mandate. The Fund’s investment objective is to be achieved whilst applying the Fund’s sustainable investment process, which includes an application of exclusion criteria, the selection of investments aligned to select sustainable investment themes and detailed ESG due diligence for all holdings. The fund will hold at least 70% in sustainable assets. “Sustainable assets” are defined as those which meet the fund’s sustainable thematic alignment and exclusion criteria.

SFDR Article 8

Derivatives policy The fund may utilise derivatives for efficient portfolio management.

Intended retail investor This product is intended for investors who are prepared to take on a relatively high level of risk of loss to their original capital in order to get a higher potential return, and who plan to stay invested for 5 years. It is also designed to form part of a portfolio of investments. The fund will target Irish retail investors

Term This product is open ended. However, the Manufacturer reserves the right to close the product, at one month’s notice, should assets fall below €4,000,000 at any time one year post launch.

Practical information

Depository Citi Depositary Services Ireland Designated Activity Company.

Key definitions Value investing involves identifying stocks with solid fundamental characteristics and trading at discounts to market multiples.

Further information A copy of the Prospectus and latest annual and semi-annual financial report in English and the latest Net Asset Value per Share are available free of charge upon request from www.greshamhouse.ie .

What are the risks and what could I get in return?

Risk Indicator

1	2	3	**4**	5	6	7

Lower risk ⟷ Higher risk

The risk indicator assumes you keep the product for 5 Years.

The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.
We have classified this product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity to pay you.
See prospectus for full suite of applicable risks.
This product does not include any protection from future market performance so you could lose some or all of your investment.
If we are not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

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Recommended holding period Example Investment Scenarios	**5.0** **EUR 10 000**	If you exit after 1 Year	If you exit after 5 Years
Minimum	**There is no minimum guaranteed return. You could lose some or all of your investment.**		
Stress	**What you might get back after costs** Average return each year	**6 450 EUR** -35.51%	**5 470 EUR** -11.38%
Unfavourable	**What you might get back after costs** Average return each year	**8 920 EUR** -10.76%	**11 230 EUR** 2.34%
Moderate	**What you might get back after costs** Average return each year	**10 380 EUR** 3.79%	**13 370 EUR** 5.98%
Favourable	**What you might get back after costs** Average return each year	**13 570 EUR** 35.75%	**15 190 EUR** 8.72%

Unfavourable scenario:: This type of scenario occurred for an investment between (07/2025 - 07/2026).
Moderate scenario:: This type of scenario occurred for an investment between (04/2018 - 04/2023).
Favourable scenario:: This type of scenario occurred for an investment between (03/2020 - 03/2025).

What happens if Gresham House Asset Management Ireland Limited is unable to pay out?

You may face a financial loss should the Manufacturer or Depositary default on their obligations. There is a compensation fund available for investors under the Investor Compensation Act, 1998 (the "Act") where the criteria for payment of compensation under the Act have been fulfilled. Further details are available from the Manufacturer.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 10 000 is invested.

Investment EUR 10 000 **Scenarios**	If you exit after 1 Year	If you exit after 5 Years
Total Costs	171 EUR	1 017 EUR
Annual costs impact (*)	1.7%	1.9% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 7.84% before costs and 5.98% after costs.

Composition of costs

One-off costs upon entry or exit		**If you exit after 1 year**
Entry costs	Annual Management Charge is levied upon subscription.	**0 EUR**
Exit costs	0.0%, We do not charge an exit fee for this product, but the person selling you the product may do so.	**0 EUR**
Ongoing costs taken each year		
Management fee and other administrative or operating costs	1.7% . The ongoing charges are the running costs of the Fund, including management fees, distribution, administration and marketing fees, but excluding transaction costs.	**167 EUR**

Transaction costs	0.0% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	**4 EUR**
Incidental costs taken under specific conditions		
Performance fees	The Fund does not charge any performance fees.	**0 EUR**

How long should I hold it and can I take my money out early?
Recommended holding period: 5 Years

This product is designed for longer term investments; you should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty at any time during this period, or hold the investment longer.You may redeem your units/shares in the product, without penalty, on the monthly dealing day.

How can I complain?

If you have any complaints about the product of conduct of the manufacturer or the person advising on, or selling the product, you may lodge your complaint as per below:

You may send your complaint in writing to the Head of Compliance, Gresham House Asset Management Ireland, 2nd Floor, Block 3, The Oval, 160 Shelbourne Road, Dublin, D04 T8F2, Ireland.

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available on request from Gresham House Asset Management Ireland, 2nd Floor, Block 3, The Oval, 160 Shelbourne Road, Dublin, D04 T8F2, Ireland.

You can find the past performance chart over the last 10 years here: https://priips-performance-chart.com/gresham-house/GHGTMAF/KID/

You can find previous performance scenarios updated on a monthly basis here: https://priips-scenarios.com/gresham-house/GHGTMAF/KID/