

# SCHEDULE OF CHARGES

**Greenman Investments S.C.A., SICAV - Greenman NEXT 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 NEXT ELTIF ("**Greenman NEXT**").

It is issued in accordance with:

- Regulation 66 of the Consumer Protection Code 2025 (written breakdown of charges); and
- Regulation 68 (publication and maintenance of a schedule of charges).

This Schedule should be read together with the Greenman NEXT Prospectus.

## 2. BREAKDOWN OF CHARGES

### A. DIRECT INVESTOR CHARGES

Charge	Rate/Basis	Payable To/Description
<b>AIFM Fee</b>	0.15% p.a. of Net Asset Value (NAV).	Payable to Greenman Investments for portfolio management and risk management services.
<b>General Partner Fee</b>	up to 0.1% p.a. of the latest available NAV of the relevant share class.	The General Partner may choose to reduce the GP Fee.
<b>Subscription Fee (Entry Fee)</b>	Up to 1% of the Capital Contribution.	One-off entry fee applied at the time of investment.
<b>Share Creation Charge</b>	1.5% – 2.5% of Capital Contribution, depending on Share Class.	Applies to certain Share Classes only. Full details in Special Section I of the Prospectus.
<b>Share Class Administration Fees</b>	up to 0.1% p.a. of the latest available NAV of the relevant share class.	The Share Class Administration Fee is only applicable to those share classes not subject to the GP Fee, refer to share class table in Section 9.2 for further detail.
<b>Redemption Fee (Exit Fee)</b>	None.	No redemption fee currently applies.
<b>Performance Fees</b>	None.	No performance fee is charged on any share class of Greenman NEXT.

### B. INDIRECT FUND-LEVEL CHARGES (THIRD-PARTY CHARGES)

These costs are borne by the Fund and indirectly reduce investors' returns via the Fund's NAV.

Charge	Rate/Basis	Payable To/Description
<b>Depository Fees</b>	Variable.	As set out in the Prospectus and the depository agreement.
<b>Administrator Fees</b>	Variable.	As set out in the Prospectus and the administration agreement.
<b>Audit Fees</b>	Variable.	Payable to the Fund's independent auditors.
<b>Legal, Tax &amp; Valuation Costs</b>	Variable.	Professional services required for the operation and governance of the Fund.
<b>Other Operating Expenses</b>	Variable.	Includes insurance, regulatory fees, listing/registration fees (if applicable), and general fund expenses.

### C. PROPERTY-LEVEL CHARGES (INDIRECT INVESTOR COSTS)

These fees are incurred at the level of the Portfolio Companies and relate to the acquisition, financing, holding, and disposal of real estate assets. Although not charged directly to investors, they reduce the Net Asset Value (NAV) of the Fund and therefore represent indirect charges borne by investors. The rates shown below are set out in the Greenman NEXT Prospectus.

Charge	Rate/Basis	Payable To/Description
<b>Property Acquisition Fee</b>	2.15% of the Gross Purchase Price of each property.	Charged at the level of the Portfolio Company upon acquisition of a property. Covers sourcing, due diligence, negotiation, and execution of property transactions.
<b>Exit Fee (Property / Portfolio Disposal Fee)</b>	1.5% of the Gross Sale Price of the relevant transaction.	Charged at the level of the Portfolio Company on the sale of a property, a Portfolio Company, or an intermediary vehicle.
<b>Portfolio Loan Arrangement Fee</b>	1.5% of the Gross Portfolio Loan Allocation Value.	Charged at Portfolio Company level when arranging financing for property acquisitions. These costs reduce NAV and are therefore indirectly borne by investors.
<b>Acquisition Fees (Portfolio Company Level)</b>	Variable, depending on transaction.	Additional acquisition-related fees may apply at the level of Portfolio Companies (e.g., SPV-level transaction charges). These reduce NAV and therefore indirectly impact investor returns. Full details are included in the Prospectus.

### 3. IMPORTANT NOTES

- All fees are charged in accordance with the Greenman NEXT Prospectus and the Fund's constitutional documents.
- 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 Greenman NEXT fees will be reflected in an updated version of this Schedule and communicated to investors where required.

### 4. ACCESS TO THIS SCHEDULE

The current version of this Schedule of Charges is available at all times:

- Inside the Greenman NEXT App (under Documents & Statements), and
- On the Greenman NEXT website: <https://greenmannext.com/>.

A copy may also be requested by emailing [enquiry@greenman.com](mailto:enquiry@greenman.com).

### 5. REGULATORY STATEMENT

This document constitutes the written breakdown of all charges payable directly or indirectly by investors in Greenman NEXT, 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.

#### 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 (CBI Ref: C123941)