

# 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.

## Product

### Guinness Global Real Assets Fund (the "Fund"), Class F GBP Acc, ISIN: (IE000ZF4AKZ0)

a sub-fund of Guinness Asset Management Funds plc (the "Company")

**Manufacturer: Waystone Management Company (IE) Limited (the "Manager").**

Manufacturer website: [www.waystone.com](http://www.waystone.com).

The Central Bank of Ireland is responsible for supervising Guinness Asset Management Funds plc in relation to this Key Information Document.

This PRIIP is authorised in Ireland.

Waystone Management Company (IE) Limited is authorised in Ireland and regulated by the Central Bank of Ireland.

For more information on this product, please refer to <https://www.guinnessgi.com> or call +44 20 7222 5703.

**This document was produced on 3 June 2026.**

## What is this product?

### Type:

This product is an investment fund domiciled in Ireland and is an open-ended investment company and qualifies as an undertaking for collective investment in transferable securities ("UCITS").

### Term:

The Fund does not have a fixed term of existence or maturity period but in certain circumstances, as described in the Prospectus, the Fund may be unilaterally terminated following written notice to investors subject to compliance with the Prospectus and applicable regulation. Subject to the liquidation, dissolution and termination rights of the Board of the Company as set forth in the Prospectus, the Fund cannot be automatically terminated.

### Objectives:

The investment objective of the Fund is to provide investors with both income and long-term capital appreciation.

The Fund intends to invest in a portfolio of primarily global (which may include emerging markets) equity securities, issued by companies deriving a significant proportion of their business (at least 50% of revenues) from the financing, development, construction and operation of real assets including infrastructure and real estate. The Fund will not invest in infrastructure or real estate directly.

The real estate companies the Fund invests in will primarily be Real Estate Investment Trusts (REITs) that are traded on a Recognised Exchange.

The infrastructure companies the Fund invests in may be organised as corporates, listed closed-end vehicles or other structures traded on a Recognised Exchange and will generate a majority of their revenues from assets active in sectors including utilities, transportation, communications

and energy.

The Fund intends to invest primarily in companies which pay dividends but may invest in companies which do not pay dividends.

Under normal market conditions the Fund intends to invest in 30-40 stocks, with as little as 20 stocks outside normal market conditions.

The Fund is considered to be actively managed in reference to the MSCI World Core Infrastructure (the "Benchmark"). It uses the Benchmark solely for performance comparison purposes.

Derivatives (a contract the value of which depends on the value of one or more underlying assets) may be used to manage the risk profile of the fund, reduce cost or generate additional capital or income. Currency hedging arrangements may be used to reduce the risk of currency movements in the value of overseas investments held by the fund.

You may sell your investment on any working day in Ireland and the UK.

Any income the Fund receives will be reinvested to grow the value of your investment.

The depositary of the Fund is Brown Brothers Harriman Trustee Services (Ireland) Limited ("the Depositary").

### Intended retail investor:

Investment in the Fund is suitable only for those persons and institutions for whom such investment does not represent a complete investment program, who understand the degree of risk involved (as detailed under the section of the Prospectus and Supplement headed "Risk Factors"), can tolerate a medium level of volatility and believe that the investment is suitable based upon investment objective and finance needs. Investment in the Fund should be viewed as medium to long term.

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

### Risk Indicator



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 3 out of 7, which is a medium-low risk class. This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact the ability for you to receive a positive return on your investment.

**Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

Other key material risks not captured by the risk indicator that could potentially impact the Fund are disclosed in the Prospectus.

This product does not include any protection from future market performance so you could lose some or all of your investment.

## Performance scenarios

The figures shown include all the costs of the product itself, but do not take into account your personal tax situation and may not include all the costs that you pay to your advisor or distributor, 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 of what you might get back using the worst, average, and best performance of the product / a suitable benchmark 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.

| Recommended Holding Period: 5 years |   |                          |  |
|-------------------------------------|---|--------------------------|--|
| Investment: GBP 10,000              |   |                          |  |
| Scenarios                           |   |                          |  |
|                                     | Minimum: There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment. | If you exit after 1 year | If you exit after 5 years (recommended holding period) |
| Stress                              | <b>What you might get back after costs</b>  | <b>6,000 GBP</b>         | <b>5,090 GBP</b>                                       |
|                                     | Average return each year  | -40.00%                  | -12.65%  |
| Unfavourable                        | <b>What you might get back after costs</b>  | <b>8,460 GBP</b>         | <b>11,240 GBP</b>                                      |
|                                     | Average return each year  | -15.41%                  | 2.36%  |
| Moderate                            | <b>What you might get back after costs</b>  | <b>10,780 GBP</b>        | <b>14,270 GBP</b>                                      |
|                                     | Average return each year  | 7.84%                    | 7.37%  |
| Favourable                          | <b>What you might get back after costs</b>  | <b>13,090 GBP</b>        | <b>17,090 GBP</b>                                      |
|                                     | Average return each year  | 30.95%                   | 11.31%   |

Unfavourable: This type of scenario occurred for an investment between November 2024 and February 2026.

Moderate: This type of scenario occurred for an investment between January 2021 and January 2026.

Favourable: This type of scenario occurred for an investment between April 2016 and April 2021.

## What happens if the Manager is unable to pay out?

The Manager is responsible for administration and management of the Company and does not typically hold assets of the Fund (assets that can be held by depositary are, in line with applicable regulations, held with a depositary in its custody network). The Manager and the Investment Manager have no obligation to pay out since the Fund's design does not contemplate any such payment being made. However, investors may suffer loss if the Company or the depositary is unable to pay out. There is no public or private investor compensation scheme that can compensate for any losses due to the insolvency of the Company, the Manager and the Investment Manager.

## 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 period, we have assumed the fund performs as shown in the moderate scenario.

| Investment: GBP 10,000        | If you exit after 1 year | If you exit after 5 years<br>(recommended holding period) |
|-------------------------------|--------------------------|---|
| <b>Total costs</b>            | 45 GBP                   | 307 GBP   |
| <b>Annual cost impact (*)</b> | 0.5%                     | 0.5%  |

(\*) 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 7.8% before costs and 7.4% after costs.

## Composition of Costs

| One-off costs upon entry or exit                                   |   | If you exit after 1 year |
|--|---|--------------------------|
| <b>Entry costs</b>   | The impact of the costs you pay when entering your investment. We do not charge an entry fee for this investment, but the person selling you the product may do so.   | 0 GBP                    |
| <b>Exit costs</b>  | The impact of the costs you pay when exiting your investment. We do not charge an exit fee for this investment, but the person selling you the product may do so.   | 0 GBP                    |
| Ongoing costs taken each year                                      |   | If you exit after 1 year |
| <b>Management fees and other administrative or operating costs</b> | 0.35% is incurred each year in managing your investments including those incurred by any underlying investments.  | 35 GBP                   |
| <b>Transaction costs</b>   | 0.10% 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. | 10 GBP                   |
| Incidental costs taken under specific conditions                   |   | If you exit after 1 year |
| <b>Performance fees</b>  | There is no performance fee for this product.   | 0 GBP                    |

## How long should I hold it and can I take money out early?

### Recommended holding period: 5 years

The recommended holding period is 5 years for investments made into this Fund. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

## How can I complain?

Complaints may be referred to the Complaints Department, Waystone Management Company (IE) Limited, 35 Shelbourne Road, Ballsbridge, Dublin, D04 A4E0, Ireland, via the website [www.waystone.com](http://www.waystone.com) or alternatively by email to [complianceeurope@waystone.com](mailto:complianceeurope@waystone.com). A copy of our complaint guide is available on request.

Once we have considered your complaint, you may have the right to refer the matter to the Central Bank of Ireland ("CBI"). Should you wish to refer a complaint or contact the CBI, you may do so at: Central Bank of Ireland, New Wapping Street, North Wall Quay, Dublin 1, D01 F7X3, Ireland or by telephone to +353 1 224 6000.

## Other relevant information

Alongside this document, please read the Prospectus. Copies of the Prospectus, the latest annual and semi-annual reports, as well as the latest published prices of the shares in the Fund and other information, including how to buy and sell shares are available from the administrator or the website below.

You may switch your shares to the shares of another sub-fund of the Company. Please refer to the Prospectus for full details.

Guinness Asset Management Funds plc is an umbrella Fund with segregated liability between sub-funds. This means that the holdings of the Fund are maintained separately under Irish law from the holdings of other sub-funds of Guinness Asset Management Funds plc and your investment in the Fund should not be affected by any claims against another sub-fund of Guinness Asset Management Funds plc.

The above information and details of the past performance of the Fund and the previous performance scenario calculations can be found on the website <https://www.guinnessgi.com/literature#tab-corporate-documents>. The past performance chart shows the share class's performance as the percentage loss or gain per year over the last 10 years (or since the launch date of the share class if less than 10 years).