

KID Praetura EIS Growth Fund

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: The Praetura EIS Growth Fund

PRIP Manufacturer: Praetura Ventures Limited

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Competent authority: Authorised and regulated in the UK by the Financial Conduct Authority (FCA)

Date of production of this document:
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Objective: Investors' funds will be invested into a portfolio of unquoted investee companies. Each investment shall be in a company which is intended to qualify for the purposes of the EIS as set out in the Income Tax Act 2007 with each half yearly fund tranche containing investments in 8 to 12 companies. Investee companies may be loss making or profitable and are not expected to pay dividends.

Realisation: the exit route for successful Investments is most likely by way of a trade sale, a sale to another investor or an initial public offering. Investors will receive distributions from the proceeds of successful realisations as they are made. There is a restricted market for shares in the unquoted investee companies and it may therefore be difficult to deal in the investments or to obtain reliable information about their value.

Term: the target is that each investment can be realised within 4 - 8 years, although some will take longer than this. Each investment will be realised separately. The Manager will notify the Investor of a date by which it intends to realise any remaining investments in the Investor's portfolio and pay the realisation proceeds. It is intended that this will be no later than 8 years from the close of each fund raise although the Manager does have discretion to extend this period.

Intended retail investor: Individuals who are advised by a financial adviser or highly knowledgeable and with a clear understanding of the risks of an investment in the Fund. Also an individual who has sufficient resources to be able to bear any losses up to the full amount invested that may result from such an investment.

What is this product?

Type: The Product is an Enterprise Investment Scheme (EIS) fund (the "Fund") which means that Praetura Ventures LTD (the "Manager") will, so far as practical, make investments in a portfolio of EIS qualifying companies. The product is an Alternative Investment Fund ("AIF").

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



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 6 out of 7, which is the second highest risk class. This rates the potential losses from future performance at a high level. EIS is one of UK Government's tax advantaged venture capital schemes that enable small or medium sized companies to raise funds by providing tax reliefs for investors.

Such investments are considered higher risk than in listed equities. We have classified this product as high risk.

This product does not include any protection from future market performance so you could lose some or all of your investment. If all of the underlying companies in fail, you could lose your entire investment.

In certain circumstances, you may benefit from a consumer protection scheme (see the section "what happens if we are unable to pay you"). The indicator shown above does not consider this protection.

Performance scenarios

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

The performance of this Product is dependent on the outcome of a small number of high-risk investments in unquoted companies. The performance of the underlying companies is the major factor which will drive performance. Returns and timings of potential exits are unpredictable. There is a risk that a portfolio company does not maintain its EIS qualifying status and you might have to repay any tax relief claimed. There is no relevant index or benchmark for Venture Capital investments. Capital is at risk, and it is possible you could lose your entire investment.

What could affect my return positively?

Unquoted shares are high risk but also come with the potential of high return. Returns are often driven by one or two assets in the portfolio outperforming. Performance is not necessarily tied to economic cycles. The upside for successful outcomes is uncapped.

What could affect my return negatively?

This is a high-risk Product and investors will be invested in a portfolio of 8-12 unquoted companies. It may not be possible to sell any of the underlying companies, particularly in challenging economic periods. Capital is at risk, and it is possible that you could lose your entire investment. This Product cannot be easily realised or cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period. You will either be unable to cash in early or you will make a large loss if you do so.

Please refer to the Risk Factors section of the Fund's Information Memorandum for further details.

What happens if Praetura the Fund is unable to pay out?

The Manager participates in the Financial Services Compensation Scheme (FSCS). The FSCS may provide compensation to eligible claimants in the event of the firm being unable to meet its liabilities. The FSCS does not cover losses in the event of the poor performance of a fund or failure of an investee company. Further information about the FSCS can be found at [fscs.org.uk](https://www.fscs.org.uk)

This table shows the impact on returns per year

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change over time.

| Scenarios | If you cash in after 1 year | If you cash in after 4 years | If you cash in after 8 years |
|---------------------------------|-----------------------------|------------------------------|------------------------------|
| Total costs | £1,250 | £2,819 | £4,512 |
| Impact on return (RIY) per year | 12.5% | 5.8% | 4.0% |

What are the costs?

The table below shows the impact each year of the different types of costs on the investment returns you might get at the end of the recommended holding period; and the meaning of the different cost categories. This table shows the impact on return per year.

The person advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

| | | | |
|------------------|-----------------|---|---|
| One-off costs | Entry costs | 2.5% | The impact of the costs you pay when entering your investment. |
| On-going costs | Management fee | 2% | An annual management charge (AMC), as a % of the Subscription Amount. This is the total impact of the costs that we take each year for managing your investments. |
| | Custody fee | 0.9% | The impact of the costs that charged for providing administrative, custodian and nominee services to the fund. |
| Incidental costs | Performance Fee | 5.9% | The potential impact of the performance fee after 8 years assuming a moderate scenario |
| | | The numbers above are exclusive of VAT. | |

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

Recommended holding period: 8 years

Praetura EIS Growth Fund is a long-term investment with returns expected to be available from eight years after an initial investment. The Investee Companies will be small, early-stage unquoted companies. Realisation of investments in unquoted companies can be difficult and may take considerable time. There is no market, nor is there intended to be a market for EIS qualifying companies; as such, an Investment will not be readily realisable. It may be difficult to realise Investments or to obtain reliable information about their value as the market for shares in smaller companies is often less liquid than that for shares in larger companies, bringing with it potential difficulties in acquiring, valuing and disposing of such shares. An EIS investment should, therefore, be seen as a long-term investment.

How can I complain?

The Manager has established procedures in accordance with the FCA rules for consideration of complaints. Details of these procedures are available from it on request. Should an Investor have a complaint about the product or this KID, he should contact the Fund Manager by writing to the Compliance Officer, c/o Praetura Ventures, 8th Level, Bauhaus, Quay Street, Manchester M3 3GY or Email: investors@praetura.co.uk

Where the investor is categorised by the Fund Manager as an eligible complainant pursuant to FCA Dispute resolution rule 2.7.3. if for any reason the investor is dissatisfied with the Manager's final response, the investor is entitled to refer its complaint to the Financial Ombudsman Service. A leaflet detailing the procedure involved will be provided in the Manager's final response.

Other relevant information

The cost, performance and risk calculations included in this key information document follow the methodology prescribed by UK rules.

For further information on the Praetura EIS Growth Fund please refer to the Information Memorandum and the Investor Agreement.