

# 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.

## Irish Property Fund

### PRODUCT

Product:	Percy Irish Property Fund
Manufacturer name:	IQ EQ Fund Management (Ireland) Limited
Product code:	IE0097952331
Website:	www.iqeq.com/priips
Competent Authority:	This PRIIP is authorised in Ireland. IQ EQ Fund Management (Ireland) Limited is regulated by the Central Bank of Ireland.
Domicile country:	Ireland

Document valid as at: 30 June 2025

### WHAT IS THIS PRODUCT?

**Type:**

Qualifying Investor Alternative Investment Fund

**Term:**

This product is not subject to any fixed term.

**Objectives:**

The objective of the Percy Irish Property Fund is to achieve stable income and capital appreciation primarily through long-term investment in Irish Property. Investors should note, however, that there is no guarantee that this objective will be achieved. The objective will be achieved by investing in commercial Property located in Ireland. It is not anticipated that it invest in Property situated outside of Ireland. It is anticipated that the Properties may include investment, infrastructural, development, retail, commercial, leisure, office, residential, industrial or other such opportunities without limitation that may from time to time assist in potentially generating capital appreciation, income or diversification.

**Intended Retail Investor:**

The Product is targeted at Eligible Counterparties, Professional Clients and Retails Clients, The minimum regulatory subscription amount by each investor will be at least €100,000. The investor's objective for this investment should be aligned with that of the Product as outlined above.

### WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?



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. You may not be able to cash in early.

**Risk indicator**

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 class 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 of the fund to pay you.

**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.

**Performance scenarios**

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 / a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended minimum holding period: 5 years Investment 10 000 EUR			
Survival Scenarios Minimum: There is no minimum guaranteed return. 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 scenario	What might you get back after costs	6 000 EUR	5 490 EUR
	Average return each year	-40.04 %	- 11.32 %
Unfavourable scenario	What might you get back after costs	7 710 EUR	5 490 EUR
	Average return each year	-22.92 %	- 11.32 %
Moderate scenario	What might you get back after costs	9 990 EUR	9 620 EUR
	Average return each year	-0.13 %	- 0.77 %
Favourable scenario	What might you get back after costs	11 860 EUR	13 020 EUR
	Average return each year	18.59 %	5.42 %

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.

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

Unfavourable: This type of scenario occurred for an investment between 05/2020 and 04/2025.

Moderate: This type of scenario occurred for an investment between 05/2017 and 04/2022.

Favourable: This type of scenario occurred for an investment between 07/2015 and 06/2020.

## WHAT HAPPENS IF IQ EQ FUND MANAGEMENT (IRELAND) LIMITED IS UNABLE TO PAY OUT?

The Fund is responsible for paying redemptions and any other payment obligations due to investors. The Manager is not responsible for meeting the obligations of the Fund to investors from its own assets. The Fund's assets are safeguarded by the Depositary in accordance with applicable law. If the Fund is unable to pay out to investors due to its insolvency, investors will be unsecured creditors in the insolvency process and are likely to suffer a financial loss. Investors may also suffer a financial loss in the event of the Depositary's insolvency or default.

## 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 10 000 EUR	If you exit after 1 year	If you exit after 5 years
Total costs	317 EUR	1 624 EUR
Annual Cost Impact*	3.17 %	3.14 %

\*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 2.38% before costs and -0.77% after costs.

### Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee for this product.	N/A
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	N/A
Ongoing costs		
Management fees and other administrative or operating costs	3.07% The ongoing charges are the running costs of the Fund, including distribution and marketing, but exclude transaction costs and performance fees.	317 EUR
Portfolio transaction costs	0.00% 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.	0 EUR
Incidental costs taken under specific conditions		
Performance Fee	There is no performance fee for this product.	0 EUR

## HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

### Recommended minimum holding period: 5 years

The recommended holding period for the Fund is 5 Years. The Fund is open-ended fund with limited liquidity and, accordingly, limitations may be placed on the repurchase of Units. Redemptions will be processed on each Redemption Date and it is expected that a Unit Holder's redemption request will be dealt with fully within 3 years from the Effective Date of the redemption. In certain circumstances an anti-dilution levy may be applied upon redemption.

## HOW CAN I COMPLAIN?

---

In the case of any unexpected problems in the understanding, trading or handling of the product, please feel free to directly contact IQ-EQ at the details below.

**Website:** [www.IQEQ.com](http://www.IQEQ.com)  
**E-mail:** [ManCo@iqeq.com](mailto:ManCo@iqeq.com)  
**Telephone:** +353 1 673 5480

**Written complaints:** IQ EQ Fund Management (Ireland) Limited, 5th Floor, 76 Sir John Rogerson's Quay, Dublin Docklands, Dublin 2, D02 C9D0, Ireland.  
IQ-EQ will handle your request and provide you with a feedback as soon as possible.

## OTHER RELEVANT INFORMATION

---

- The base currency of the Fund is EUR. The full list of available share classes of the Fund can be found in the Fund Supplement.
- It is possible to exchange your shares in the Fund for shares of another class in the Fund. Details of exchange of shares are provided in the supplement.
- The Fund's depositary is Northern Trust Fiduciary Services (Ireland) Limited.
- Other practical information, including current share prices for the Fund, may be obtained from our website or by contacting us and may also be published in the Irish financial press. The Net Asset Value per share of your investment can be requested free of charge from the Manager at [ManCo@iqeq.com](mailto:ManCo@iqeq.com).
- You should be aware that the tax legislation in Ireland (where the Fund is authorised) may have an impact on your personal tax position.
- Details of the Manager's up-to-date remuneration policy, including, but not limited to, a description of how remuneration and benefits are calculated and the identity of persons responsible for awarding the remuneration and benefits are available at <https://iqeq.com/legal-and-compliance>. A paper copy of such remuneration policy is available to investors upon request free of charge from [ManCo@iqeq.com](mailto:ManCo@iqeq.com).
- The Manufacturer may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus and supplement for the Fund or Article 8 of the PRIIPS Regulation.
- The past performances of this product can be found here [https://api.kneip.com/v1/documentdata/permalinks/KPP\\_IE0097952331\\_en\\_IE.pdf](https://api.kneip.com/v1/documentdata/permalinks/KPP_IE0097952331_en_IE.pdf). Please note that past performance is not indicative of future performance. It cannot provide a guarantee of returns that you will receive in the future.
- The previous scenarios document for this product can be found here [https://api.kneip.com/v1/documentdata/permalinks/KMS\\_IE0097952331\\_en\\_IE.xlsx](https://api.kneip.com/v1/documentdata/permalinks/KMS_IE0097952331_en_IE.xlsx)