

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

Greencoat Renewables PLC ('the Company') (ISIN: IE00BF2NR112) is manufactured by Schroders Greencoat LLP. Visit www.greencoat-renewables.com or call +44 (0)20 7832 9400 for more information. The Financial Conduct Authority (FCA) is the competent authority of Schroders Greencoat LLP. This KID was produced on 30 June 2025.

What is this product?

Type	Greencoat Renewables PLC is incorporated in the Republic of Ireland (registered no. 598470). All of the Ordinary shares in the Company are quoted on the Euronext Growth Market of Euronext Dublin, the AIM of the London Stock Exchange, and the AltX of the Johannesburg Stock Exchange.
Objectives	The Company's aim is to provide investors with a quarterly dividend that increases progressively whilst growing the capital value of its investment portfolio in the long term through reinvestment of excess cash flow and the prudent use of portfolio leverage. The Company will invest in euro denominated operational renewable electricity generation assets within Ireland and Continental Europe. Initially focused solely on the acquisition and management of operating wind farms in Ireland, the Company is now also investing in wind and solar assets in Continental Europe with stable and robust renewable energy frameworks. The return on your investment is based on the price at which you are able to buy and sell the Company's shares as well as the dividends paid. The share price at any time may be above or below the net asset value of the Company's investments.
Intended retail investor	The shares are intended for professional investors (including those with professional experience in matters relating to investments) and high net worth private clients who are familiar with the risk of renewable energy generation projects such as wind farms, who understand and are willing to assume the potential risk of capital loss, and who understand that there may be limited buyers for the underlying investments of Greencoat Renewables PLC. The shares are only intended for those investors for whom the shares form part of a diversified investment programme. The Company does not recommend a specific time period for holding the shares.
Further information	A holding period of 5 years has been used in preparing this KID. This is not a recommendation that you hold shares for strictly 5 years. There is no maturity date and the manufacturer is not entitled to unilaterally terminate the product. Shares of the Company are bought and sold via markets. Typically, at any given time on any given day, the price you pay for a share will be higher than the price at which you could sell it. If you have any queries regarding share issue costs then you should contact the relevant intermediary companies acting as brokers when buying and selling shares.

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

Risk Indicator



Lower risk ◀ ▶ Higher risk



The risk indicator assumes you keep the product for 5 years. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts how much you get back.

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 equity market conditions could impact the capacity of the Company to pay you. Returns are dependent on the net revenue generation of our investments and the ongoing attractiveness of renewable energy investments in general. See the Admission Document for further details on risks and the latest AIFMD risk disclosures on the company's website at www.greencoat-renewables.com/investors/disclosures/aifmd. This product does not include any protection from future market performance so you could lose some or all of your investment.

Investment performance information

The Company's aim is to provide investors with an annual dividend that increases progressively whilst growing the capital value of its investment portfolio in the long term through reinvestment of excess cash flow and the prudent use of portfolio leverage.

The Company is increasing its portfolio of renewable energy generation assets in Ireland and across Continental Europe. The key investment criteria include:

- A stable and robust renewable energy policy framework;
- Diversification through investing in a growing portfolio of assets across several Relevant Countries (including Belgium, Denmark, Finland, France, Germany, the Netherlands, Norway, Portugal, Spain and Sweden) and a mix of renewable energy technologies; and
- The Company will generally avoid using non-recourse debt at the asset level when acquiring 100% ownership; aggregate group debt will not be more than 60% of GAV at drawdown.

The principal risks and factors that are likely to affect future returns for investors can be found in the Company's Annual Report, pre-investment disclosures and the Admission Document. Visit www.greencoat-renewables.com or call +44 (0)20 7832 9400 for more information.

The Company is not benchmarked to an index. However, total shareholder return can be used as a performance indicator.

What could affect my return positively?

- Higher than forecast and higher forecast power prices;
- Increasing inflation and higher dividends;
- Higher than forecast wind speed;
- Higher portfolio availability; and
- Longer asset life.

What could affect my return negatively?

- Changes in government policy on renewable energy;
- Lower than forecast or lower forecast power prices;
- Higher debt costs;
- Lower than forecast wind speed; and
- Shorter asset life.

If the Company goes into liquidation the investments will be sold and you will receive your pro rata share of the proceeds after settlement of any liabilities. You would not be entitled to compensation from the Financial Services Compensation Scheme.

What happens if Greencoat Renewables PLC is unable to pay out?

A shareholder of the Company may sell its shares in the Company at any time.

What are the costs?

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 and paid by the Company, for three different holding periods. The figures assume you invest €10,000. The figures are estimates and may change in the future.

Costs over time

The person selling you or 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.

Investment: €10,000 If you cash in after...	1 year	3 years	5 years
Total Costs (€)	0	0	0
Impact on return (RIY) per year (%)	0.00%	0.00%	0.00%

Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	0.00%	This product does not charge any entry fees.
	Exit costs	0.00%	This product does not charge any exit fees.
Ongoing costs	Portfolio transaction costs	0.00%	The cost of buying and selling underlying investments for the product are not payable by you to the Company or its Manager. Portfolio transaction costs which are incurred by the Company are detailed in its Annual Report and Accounts.
	Other ongoing costs	0.00%	Management and other ongoing costs are not payable by you. These costs are incurred by the Company or its Manager as detailed in its Annual Report and Accounts.
Incidental costs	Performance fees	0.00%	This product does not charge any performance fees.
	Carried interests	0.00%	This product does not charge any carried interests.

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

Recommended required minimum holding period: 5 years

This product has no required minimum holding period (for the purposes of these calculations five years has been used). It is designed for long-term investment with investors being able to sell their investment during trading hours on the Euronext Dublin and London Stock Exchange. No fees or penalties are payable to the Company on the sale of your investment, but you may be required to pay fees or commissions to any person arranging the sale on your behalf.

How can I complain?

Complaints may be lodged with the Company's Administrator, Ocorian Administration (UK) Limited, on +44 28 9693 0219. The Company can be contacted by email at Greencoat-Renewables@Ocorian.com and by post at Riverside One, Sir John Rogerson's Quay, Dublin 2 Ireland. For complaints in relation to a person who is advising on, or selling, the product you should pursue that complaint with the relevant person in the first instance.

Other relevant information

The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU rules, as amended in the UK by The Packaged Retail and Insurance-based Investment Products (Retail Disclosure) (Amendment) Regulations 2024. Performance projections are derived from historic data. However, past performance is no guide of future performance. The value of investments and the income from them may go down as well as up. Investors should not rely solely on this KID in making their investment decisions.

Further documentation, including the Company's Admission Document, annual and semi-annual reports and regulatory disclosures, is available on the Company's website at www.greencoat-renewables.com. This documentation is made available in accordance with the Alternative Investment Fund Managers Directive (2011/61/EU).