

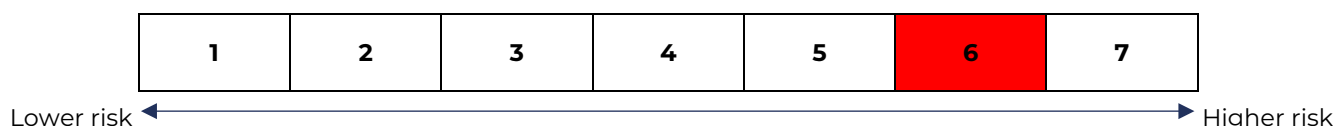
This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

You are about to purchase a product that is not simple and may be difficult to understand.

Product	Guinness Knowledge Intensive EIS
Provider/Manufacturer	Guinness Asset Management Limited (“Guinness”)
Contact	For more information you can call Guinness on 020 7222 3475 or email eis@guinnessfunds.com
Competent Authority	The UK Financial Conduct Authority
Type	Enterprise Investment Scheme (“EIS”)
Objective	To achieve capital growth over the medium term by investing in companies which qualify for Enterprise Investment Scheme tax reliefs.
Intended retail investor	The Product is intended for investors who do not require liquidity on their investment, can take on a high level of risk in order to get a higher potential return and who plan to stay invested for the duration of the Product, which is likely to be more than 5 years.
Insurance benefits	The Product is not designed to create particular insurance benefits and has no particular insurance costs.

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

The risk indicator assumes you keep the Product for 5 years. 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 market. This Product does not include any protection from future market performance so you could lose some or all of your investment.



We have classified this product as 6 out of 7, which is the second-highest risk class.

The investment is in an Enterprise Investment Scheme: pursuant to the Information Memorandum for the Product (the “Information Memorandum”) you do not have discretion to cash out your investment early and if Guinness does permit you to transfer it to a third party you may not get back all of your original investment. You may also have to pay significant costs to exit this Product. There is no particular market for investments of this nature and therefore if you find yourself forced to sell this Product this may severely impact any potential sale price.

The following are some of the other risks materially relevant to the Product which are not taken into account in the summary risk indicator:

- The Product does not include any protection from future market performance, exchange rate movements or interest rate movements so you could lose all or some of your investment.
- If the Product is not able to pay you what is owed, you could lose your entire investment.
- The Product invests in early stage, unquoted companies which are inherently risky.

You should refer to the Information Memorandum for further information on relevant risk factors.

Investment scenario based on £10,000 invested

This table shows the money you could get back over the next 5 years (recommended holding period), under different scenarios, assuming that you invest £10,000 and are an Advised Investor.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on the evidence of comparable investments from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the Product.

The figures shown include all the costs of the Product itself but may not include all the costs 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.

Scenario		1 year	3 years	5 years
Unfavourable return amount	What you might get back after costs	£8,473	£6,423	£4,866
	Average return each year	-15.3%	-11.9%	-10.3%
Moderate return amount	What you might get back after costs	£9,810	£10,159	£10,712
	Average return each year	-1.9%	0.5%	1.4%
Favourable return amount	What you might get back after costs	£11,495	£16,831	£25,749
	Average return each year	15.0%	22.8%	31.5%

Performance scenarios are based on information contained in the Guinness Knowledge Intensive EIS Information Memorandum and the BVCA Private Equity and Venture Capital Performance Measurement Survey 2022.

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, for three different holding periods. They include potential exit penalties. The figures assume you invest £10,000 and are an Advised Investor. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about the 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.

Costs if you cash in after: (based on a £10,000 subscription)	1 year	3 years	5 years (end of the recommended holding period)
Total costs	£988 [†]	£2,655 [†]	£4,727*
Impact of return (RIY) per year	8.2%	5.1%	3.8%

[†]Please note this investment is illiquid and is not designed to be cashed in before the recommended 5 year holding period. Therefore these amounts are notional only and you may not be able to take your money out early.

*Assumes that the target return of £2.00 per £1.00 investment is met, net of all fees, and includes the performance fee, where applicable

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 and the meaning of the different cost categories.

One off costs	Entry costs	3.6% Direct Fee 1.8% Initial Fee 1% Transaction fee	The impact of the costs you pay when entering your investment. Figures are shown inclusive of VAT where applicable. The Direct Fee is only charged to unadvised investors.
	Exit costs	1% Transaction fee	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.2% p.a.	The impact of the cost of buying and selling underlying investments for the Product. This is accrued and charged from sale proceeds.
	Other ongoing costs	2.16% p.a. (inc. VAT)	The impact of the costs we take each year for managing your investments. This is only charged for four years. The first year is charged upfront and the following 3 years are accrued.
Incidental costs	Performance fees	24% on excess returns (inc. VAT)	The impact of the performance fee. We take these from your investment if the product produces excess returns over the initial investment amount across the portfolio.
	Carried interests	N/A	The impact of carried interests

What happens if Guinness is unable to pay out?

You may be entitled to compensation from the Financial Services Compensation Scheme (the "FSCS") if Guinness or the Custodian (Apex Unitas Limited) cannot meet their obligations, up to a maximum of £85,000 per eligible investor. The FSCS does not protect against, or compensate for, losses from poor investment performance.

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

The Product is designed for medium-term investment; you should be prepared to stay invested for at least 5 years. You may not take out money early or transfer your interest save in limited circumstances as determined by Guinness.

How can I complain?

If you have any complaints, you should contact Guinness at Email: eis@guinnessfunds.com or Tel: 020 7222 3475. If Guinness cannot resolve your complaint, you may be entitled to refer the complaint to the Financial Ombudsman Service. The Financial Ombudsman can be contacted at: Email: complaint.info@financial-ombudsman.org.uk or Tel: 0800 023 4567.

Other relevant information

Performance scenarios are based on information contained in the Guinness Knowledge Intensive EIS Information Memorandum and the BVCA Private Equity and Venture Capital Performance Measurement Survey 2022. The main documents relating to the Product are available from Guinness.

Important information

This document is issued by Guinness Ventures Limited which is an Appointed Representative of Guinness Asset Management Limited, which is authorised and regulated by the Financial Conduct Authority.

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Phone calls will be recorded.