

## KEY INFORMATION DOCUMENT

Amedeo Air Four Plus Limited

### 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, cost, potential gains and losses of this product and help you compare it with other products.

### Product

The product is Redeemable Ordinary Shares (“**Shares**”) issued by Amedeo Air Four Plus Limited (“**AA4P**” or the “**Company**”). The Company is the manufacturer.

ISIN: GG00BQKNKR70

Please visit <http://www.aa4plus.gg/> or contact either Panmure Liberum Limited on +44 (0)20 3100 2000 or the Secretary, JTC Fund Solutions (Guernsey) Limited, on [AA4P.Cosec@jtcgroup.com](mailto:AA4P.Cosec@jtcgroup.com) for more information.

The Company is not supervised or authorised by any EU competent authority.

**Release Date:** 17 February 2025.

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

#### What is this product?

**Type:** Shares issued by the Company, which is a non-cellular company limited by shares, registered and incorporated in Guernsey, having its shares traded on the Specialist Fund Segment of the Main Market of the London Stock Exchange (the “**SFS**”) since May 2015.

**Investment Objective:** Since launch the Company's investment objective has been to obtain income returns and capital returns for its shareholders by acquiring, leasing and then selling aircraft. To pursue its investment objective, the Company sought to use the net proceeds of placings and/ or other equity capital raisings, together with debt facilities, to acquire aircraft that it leases to major airlines.

The Board considers it unlikely that in the near term there will be any further expansion of the Company, but rather all effort is concentrated on managing its portfolio with the aim of maximising the returns to investors.

The Company invests substantially all of its capital through a number of wholly owned subsidiaries. The Company therefore has an indirect exposure to the underlying aircraft assets. The investment returns of the Company are principally determined by the capital value of the aircraft and income from the lease payments from the airlines. The returns for investors are typically determined by reference to any distributions made, the price at which the shares can be sold on the market and/ or the value of the Company's investments at the time of winding-up. The investment objective is intended to be achieved over the long term.

The Company has borrowed monies to purchase assets. This will magnify any gains or losses made by the Company.

**Bid-offer spread:** 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.

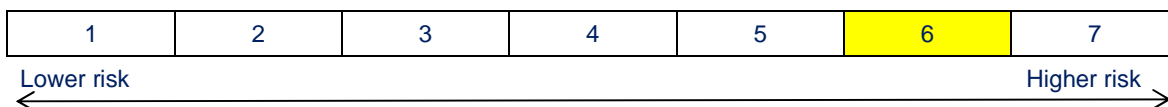
**Intended Retail Investor:** The Company is intended for sophisticated investors, investment professionals, high net worth bodies corporate, unincorporated associations and partnerships and trustees of high value trusts who wish to invest for the long term, have experience in investing in financial markets and collective investment undertakings, who understand the risks involved in investing in the Company (and/ or those who have received advice from their fund manager, adviser or broker regarding investment in the Company and who can bear the economic risk of a substantial or entire loss of their investment and who can accept that there may be limited liquidity in the Shares). Investors should familiarise themselves with the risks involved and must evaluate the Company's objective and risks in terms of whether they are consistent with their own investment goals and risk tolerances. No investment in the Company is intended as a complete investment plan.

**Maturity Date:** The Company does not have a fixed life.

#### 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 market or because we are not able to pay you.

#### 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 earlier stage and you may get back less. The summary risk indicator is a guide to the level of risk of the product compared to other products. It shows how likely it is that the product will lose money because of movements in the market 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 and poor market conditions are very likely to impact our capacity to pay you.

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

Operational; key personnel; investment (related to the assets); residual value of assets on sale/ re-lease; airline industry; geographical; asset valuation; insurance, financing and regulatory.

For further information see the Annual Report for the Company as cited in the section "Other Relevant Information" below.

This product does not include any protection from future market performance, so you could lose some or all of your investment. If we are not able to pay what is owed, you could lose your entire investment.

### Performance Scenarios

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. 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 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 Example Investment: 10,000 GBP		If you exit after 1 year	If you exit after 5 years <i>Recommended Holding Period</i>
<b>Scenarios</b>			
Minimum	There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment.		
Stress Scenario	What you might get back after costs	0,550 GBP	1,060 GBP
	Average return each year	-94.48 %	-36.21 %
Unfavourable Scenario <sup>1</sup>	What you might get back after costs	3,030 GBP	3,600 GBP
	Average return each year	-69.77 %	-18.48 %
Moderate Scenario <sup>2</sup>	What you might get back after costs	10,940 GBP	5,610 GBP
	Average return each year	9.40 %	-10.91 %
Favourable Scenario <sup>3</sup>	What you might get back after costs	19,190 GBP	18,730 GBP
	Average return each year	92.25 %	13.36 %

<sup>1</sup> This type of one year scenario occurred for an investment between May 2019 and May 2020 the five-year scenario is representative of an investment between Sep 2016 and Sep 2021.

<sup>2</sup> This type of one year scenario occurred for an investment between May 2016 and May 2017, the five-year scenario occurred for an investment between Nov 2015 and Nov 2020.

<sup>3</sup> This type of one year scenario occurred for an investment between Jun 2022 and Jun 2023, the five-year scenario occurred for an investment between Feb 2020 and Feb 2025.

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

Investors may suffer loss if the Company is unable to pay out. Investors do not have protection from an investor compensation or guarantee scheme.

### 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. 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 that the product performs as shown in the moderate scenario.
- 10,000 GBP is invested.

Investment 10,000 GBP Scenarios	If you exit after 1 year	If you exit at the end of the recommended holding period of 5 years
Total costs	1,338 GBP	5,899 GBP
Annual cost impact (*)	13.38 %	13.77 %

(\*) 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 2.85% before costs and -10.91% after costs, at the recommended holding period.

### Composition of costs

The table below shows:

- The impact each year of the different types of costs on the investment returns you might get; and
- The meaning of the different cost categories.

One-off costs		<i>If you exit after 1 year</i>	
Entry costs	We do not charge an entry fee for this product.	0 GBP	0.0 %
Exit cost	We do not charge an exit fee for this product.	0 GBP	0.0 %
Ongoing costs			
Management fees and other administrative or operating costs	13.8% of the value of your investment per year. This is an estimate based on actual costs over the last year. This figure includes 12.23% is paid in interest on borrowing designed to enhance returns to investors.	1,377 GBP	13.8 %
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 GBP	0.0 %
Incidental costs taken under specific conditions			
Performance fees and carried interest	There is no performance fee for this product	0 GBP	0.0 %

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

#### Recommended holding period: 5 years

The Company's investment in aircraft and lease receivables is designed to be long term; you should be prepared to stay invested for at least 5 years. As the Shares are admitted to trading on the SFS, you should be able to sell your Shares through your bank, stockbroker or other similar adviser. If you choose to sell your Shares, you may be subject to dealing costs that your adviser charges for this service. The sale of Shares may be at a discount to the Company's net asset value.

#### How can I complain?

As a shareholder of the Company you do not have a right to complain to the Financial Ombudsman Service about the management of the Company. Complaints about the Company or the key information document can be made via e-mail to the address given on the Company's website at <http://www.aa4plus.gg/> or directed to the Board of directors via its Secretary, JTC Fund Solutions (Guernsey) Limited on +44 1481 702 400 and / or [AA4P.Cosec@jtcgroup.com](mailto:AA4P.Cosec@jtcgroup.com) at the Company's registered office address: Ground Floor, Dorey Court, Admiral Park, St Peter Port, Guernsey GY1 2HT.

#### Other relevant information

The disclosures in this KID, including the cost, performance and risk calculations follow the methodology prescribed by EU rules. Performance figures have been calculated based on the Company's Share price total return with dividends reinvested. The Company's Share price and documents such as the Company's factsheets, half-yearly and annual financial reports, are available on the Company's website at <http://www.aa4plus.gg/> or can be obtained on request from the Secretary at [AA4P.Cosec@jtcgroup.com](mailto:AA4P.Cosec@jtcgroup.com).