# KEY INFORMATION DOCUMENT

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 returns, and losses of this product and to help you compare it with other products.

## EOS Atlas Infrastructure and Green Transition Fund

ISIN code: LU3450066561  LEI : 9845006CZ744AVC8F466
Manager : EOS Global Investors Anonymi Etaireia Diacheirisis Organismon Enallaktikon Ependyseon
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For more information, please call 00 30 6973804804
Competent Authority: Greek regulator, “Hellenic Capital Markets Commission”
Publication date : 31/01/2026

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

## What is this product?

**Type**

This product is an ordinary class of shares denominated in Euro of the investment company with variable capital – reserved alternative investment fund (“*société d'investissement à capital variable – fonds d'investissement alternatif réservé*”) denominated **EOS Atlas Infrastructure and Green Transition Fund** (the “**Fund**”). The Fund is a closed-ended investment company, organized as a partnership limited by shares. The Fund is subject to the Luxembourg law of 23 July 2016 related to reserved alternative investment funds as amended from time to time (the “**2016 Law**”) and qualifies as an alternative investment fund within the meaning of the Luxembourg law of 12 July 2013 relating to alternative investment fund managers, as amended from time to time.

**Objectives**

The Fund will aim to finance non-listed SMEs and special purpose vehicles that are innovative, healthy, operating in sectors with sustainable growth potential and respect fully the climatic and environmental standards and priorities of the European Union, maintaining an establishment in the Greek territory at the time of the investment by the Fund (including the establishment through a branch or a subsidiary). Indicative sectors include clean energy transition & climate, sustainable transport, environment & resources, data infrastructure and social infrastructure. The Fund will promote environmental and/or social characteristics as further set-out in its SFDR related disclosure document.

The strategy of the Fund is to primarily focus on providing:
a. capital financing on target projects, enabling to capitalize on opportunities within infrastructure, renewable energy and green transition sectors.
b. financial and operational optimization to enhance project structures, ensuring flexibility and mitigating risks, thus enabling the successful execution of projects within the infrastructure and green transition sectors.

The Fund has a target size of € 400 million and expects to construct a diversified portfolio of 12-18 investments of € 25-40 million each, with the first closing during the 2nd quarter 2026 always placing strong emphasis on proprietary deal sourcing. The expected gross IRR level is 14% or Gross MoIC in excess of 1.5x (avg. holding period 4-5 years). Greece's prospects for economic growth are favorable in the short to medium term and the country still has significant catch-up potential after the prolonged crisis. Successive reforms introduced under the economic adjustment programs and during the post-program enhanced surveillance period have stabilized the macroeconomic situation and transformed the overall business environment, making Greece a much more favorable investment destination than before.

The increased demand for infrastructure projects in Greece, driven by the economic challenges of the past decade, presents a compelling investment opportunity. The country's pressing need for the maintenance and upgrade of major infrastructure assets creates a favorable environment for private equity investments. With limited access to equity financing for projects, a significant market equity gap has emerged. It is estimated that over € 15 billion equity will be required, with infrastructure and energy equity funds playing a crucial role in driving the implementation of these investments. The opportunity lies with:
- The ability to deploy strategic capital to high-potential sectors, including Public-Private Partnerships (PPPs), Concessions, Privatizations and Green Transition projects aligning with market demand and regulatory trends, requiring equity investment.
- Value creation driven by active involvement and the application of best-practice operational expertise to ensure project success and long-term sustainability.
- Strong execution capability to identify and invest in high-quality infrastructure and green transition projects at favorable valuations, leveraging deep market knowledge.

Given the above objectives, the fund's term and the inability for investors to cash in before term as described below, the minimum required holding period is 10 years, which is the duration of the fund as from the first closing date.

**Intended retail investor**

The Fund is a closed-end private equity fund and is suitable for well-informed investors within the meaning of Article 2 of the 2016 Law and who are interested in achieving long-term capital growth. Investors are not entitled to request redemption of their shares.

Due to the investments in or exposure to the private equity market in Greece, investors should be experienced and have a good understanding of the investment strategies and associated risks and the minimum required holding period is 10 years. The minimum commitment is EUR 1,000,000, unless waived by the Fund's general partner.

| | |
|---|---|
| **Term** | The Fund has been created with a limited duration and will be automatically put into liquidation on the tenth anniversary of the first closing date, i.e. on no later than during the 1st quarter of 2036, or if earlier:<br>(a) the date on which all investments have been disposed of or otherwise realized by the Fund and the proceeds of such disposals or realizations have been distributed to the Investors.<br>(b) upon a resolution of a general meeting where holders representing half of the issued share capital are present or represented and that is passed by not less than two-thirds of the votes cast.<br>(c) in such other circumstances as set out in the Offering Memorandum of the Fund and its articles of association.<br><br>The term may be extended for two consecutive additional one-year periods under certain conditions. |

Please visit our website (www.eosglobalinvestors.com) for further information.

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

### Risk indicator

| 1 | 2 | 3 | 4 | 5 | **6** | 7 |
|---|---|---|---|---|---|---|

Lower Risk — Higher Risk

The risk indicator assumes you keep the product for 10 years, which the minimum required holding period.

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.

In compliance with the provisions of the Commission Delegated Regulation (EU) 2017/653 of 8 March 2017, this product falls within category 1. Such a category covers products which are priced on a less regular basis than monthly and have no appropriate benchmark or proxy. Therefore, the risk indicator of this product shall be 6 out of 7, which is the second highest risk class as per the above regulation.

The product’s risks relate to market risk of loss resulting from fluctuation in the market value of the positions held in portfolio, due to changes in economic conditions and market variables such as interest rates, exchange rates, equity prices, or a change in the credit quality of an issuer. Poor market conditions may impact on the capacity of this product to return your contributions and to pay dividends.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If the product is not able to pay you what is owed, you could lose some or all of your investment.

## Performance Scenarios

**Investment: EUR 10,000**

| Scenarios | | 1 Year | 5 Years | 10 Years (Minimum required holding period) |
|---|---|---|---|---|
| **Unfavorable Scenario** | **What you might get back after costs** | **9,926** | **11,396** | **13,454** |
| | **Average returns each year** | **0%** | **5.7%** | **7.8%** |
| **Moderate scenario** | **What you might get back after costs** | **9,986** | **12,573** | **15,289** |
| | **Average returns each year** | **0%** | **9.90%** | **11.20%** |
| **Favorable scenario** | **What you might get back after costs** | **10,045** | **13,750** | **17,125** |
| | **Average returns each year** | **0%** | **13.70%** | **14.20%** |

This table shows the money you could get back at the end of 10 years, under different scenarios, if you invest EUR 10,000 as per the provisions of the Commission Delegated Regulation (EU) 2017/653 of 8 March 2017. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. **The scenarios presented are a reasonable and conservative best estimate of the expected values and are not an exact indicator.** What you get will vary depending on how the market performs and given the fact that you will not cash in before the term of the product.

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.

**Please note again that the minimum investment is EUR 1,000,000 and the product is a closed end private equity fund with a life of 10 years, with no ability to cash in before the term of 10 years.**

The figures at the end of the first year and the end of the fifth year are potential unrealized mark to market figures only.

## What happens if EOS Global Investors AIFM is unable to pay out?

The investor may face a financial loss (equal to some or all of the investor's investments) due to the default of the product. Such a potential loss is not covered by any investor compensation or guarantee scheme.

The assets of the Fund are held in safekeeping by its depositary, Eurobank Private Bank Luxembourg S.A. (the "**Depositary**"). In the event of the insolvency of the Manager, the Fund's assets in the safekeeping of the Depositary will not be affected. However, in the event of the Depositary's insolvency, the Fund may suffer a financial loss. However, this risk is mitigated to a certain extent by the fact the Depositary is required by law and regulation to segregate its own assets from the assets of the Fund. The Depositary will also be liable to the Fund and the investors for any loss arising from, among other things, its negligence, fraud or intentional failure properly to fulfil its obligations (subject to certain limitations).

## What are the costs?

**Presentation of 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 early exit penalties. The figures assume you invest EUR 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.

| Scenarios Investment: EUR 10,000 | | If you cash in after 1 Year* | If you cash in after 5 Years* | If you cash in after 10 Years (Minimum required holding period) |
|---|---|---|---|---|
| Total costs | | 166.00 | 780 | 1,054 |
| Impact on return (RIY) per year | | 0.01%* | 0.08%* | 0.25% |

*** No availability for cashing in before the term as this is a closed-end private equity fund. These figures are shown only for illustrative purposes and are relevant as of the first closing of the Fund during the 1st quarter of 2026.**

**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 minimum required holding period and the meaning of the different cost categories. These figures shown are relevant as of the first closing of the Fund during the 1st quarter of 2026.

This table shows the impact on return per year.

| | | | |
|---|---|---|---|
| **One-off costs** | **Entry costs** | 0% | The impact of the costs you pay when entering into your investment. This is the most you will pay, and you could pay less. |
| | **Exit costs** | 0% | The impact of the costs of exiting your investment at the end of the recommended holding period. |
| **Ongoing costs** | **Portfolio transaction costs** | 0% | The impact of the costs related to the purchase and selling underlying investments for the product. |
| | **Other ongoing costs** | 1.05% | The impact of the costs charged each year for managing your investments. |
| **Incidental costs** | **Performance fees** | 0% | There is no performance fee. |
| | **Carried interests** | 0.70% | The impact of the costs related to the carried interests. Please note that carried interests are only applicable at the full investment portfolio divestment or at the term of the product, whichever comes earlier. |

## How long should I hold it and can I take my money out early?
## Minimum required holding period: 10 years

This product is closed-ended, meaning that its shares cannot be redeemed at the initiative of the investors. The latter may only transfer their investment to other eligible investors under the conditions set forth in the Offering Memorandum of the product. It is anticipated to hold the product until the end of the holding period.

## How can I complain?

Complaints can be submitted directly to EOS Global Investors Anonymi Etaireia Diacheirisis Organismon Enallaktikon Ependyseon (email address: info@eosglobalinvestors.com and registered office: 8-10 Sorou Street, 15125, Maroussi, Attiki).

## Other relevant information

This Key Information Document does not contain all information relating to the Fund. Further information about the Fund may be found in the Fund's Offering Memorandum. Please see www.eosglobalinvestors.com for further details and all documentation related to this product.