

Key Investor Information



This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

The Cranmer Investment Fund

This Fund is managed by Tutman LLP

ISIN (Income): GB0033950378

Objectives and Investment Policy

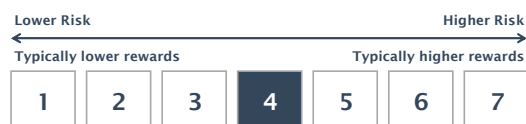
The Company aims to provide a combination of income and growth of capital, net of fees, over 5 year rolling periods. There is no guarantee that a return will be achieved over this 5 year period, or any other period. Capital is at risk.

To achieve the objective, the Company will have exposure to a geographically diversified portfolio which will typically comprise at least 50% equities, and up to 50% in fixed income assets (which may include government and public securities), alternative asset classes (for example, credit and commodities including gold and property) and cash. The exposure to equities may fall below 50% where equity markets are considered as over valued by the Investment Managers or other asset classes can provide a better risk adjusted return in the market conditions. The assets in which the Company may also invest will be other transferable securities, including warrants and money market instruments. More than 50% of the Scheme Property may be invested in the units of collective investment vehicles, including investment trusts, in accordance with the FCA Rules. Such collective investment vehicles may include those managed by the ACD or its associates or the Investment Managers or their associates. All other exposure will be attained from direct investments. The allocation to collective investment vehicles will vary depending on markets and to take advantage of geographical expertise available via funds. Exposure to alternatives will be obtained indirectly via permitted investments such as collective investment vehicles. Derivatives may be used for Efficient Portfolio Management, although use is expected to be limited. The investment policy of the Company may mean that at times, where it is considered appropriate, the Scheme Property will not be fully invested and that levels of liquidity will be maintained in order to reduce risk and preserve capital. The Company will hold cash and cash equivalents to maintain liquidity. The Investment Managers actively manage the Company. This means the Investment Managers actively make decisions about how to invest the Scheme Property (and which investments to buy and sell) instead of simply following a market index.

The base currency of the Fund is pounds sterling.

Income arising from the Fund is distributed to the holders of income shares. Investors can buy and sell shares on demand when the scheme prices on the 15th day of every month (or the business day prior if such day is not a business day) and the last business day of every month at 10.00am.

Risk and Reward Profile



The risk rating of the Fund is category 4 due to the volatility of the Fund price which sits in a range of between 5% and 10%. The risk rating is calculated using historical data and a prescribed standard deviation methodology.

- This indicator is based on historical data and may not be a reliable indication of the future risk profile of the Fund.
- The risk and reward category shown is not guaranteed to remain unchanged and may shift over time.
- The lowest category does not mean 'risk free'.
- This indicator is not a measure of the risk that you may lose the amount you have invested.

The following risks are material in addition to the risks captured by the indicator above:

- The price of units/shares and any income from them may fall as well as rise and investors may not get back the full amount invested. Past performance is not a guide to future performance. There is no assurance that the investment objective of the Fund will actually be achieved.
 - Where investments are in the shares of companies (equities), the value of those equities may fluctuate, sometimes dramatically, in response to the activities and results of individual companies or because of general market and economic conditions or other events.
 - Credit risk is the risk of loss stemming from a borrower's failure to repay the loan or meet its contractual obligation.
 - Bond values are affected by changes in interest rates, inflation and any decline in creditworthiness of the bond issuer.
 - Investment in other funds may mean that the objectives and risk profiles of those underlying funds may not (always) be fully in line with those of the Fund.
- All the risks currently identified as being applicable to the Fund are set out in the 'Risk' section of the Prospectus.

Charges for this Fund

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry Charge	7.50%
Exit Charge	None
This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investments are paid out	
Ongoing charges	2.49%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

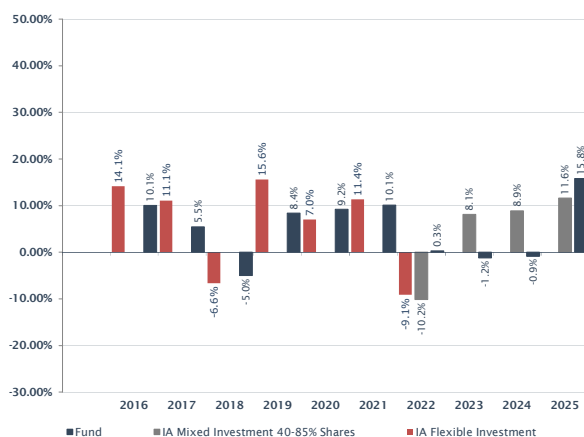
The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial adviser.

The ongoing charge is based on last year's expenses for the year ending 15th July 2025. This figure may vary from year to year. It excludes:

· Portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units/shares in another collective investment scheme.

For more information about charges, please see section headed "Fees and Expenses" of the Fund's Prospectus, which is available on request via email to thesisut@tutman.co.uk

Past Performance



(a) The Fund launched in 2004

(b) The bar chart shows the calendar year returns for the last 10 full calendar years. If a column is blank, there is insufficient performance data to provide a complete calendar year of performance

(c) Past performance has been calculated in pounds sterling

(d) Performance will be calculated as Total Return, including all charges levied against the Fund

(e) Past performance has limited value as a guide to future performance

(f) Investments may go down as well as up

1. From October 2022 the benchmark is the IA Mixed Investment 40-85% Shares peer group. Prior to this the benchmark was the IA Flexible Investment peer group.

Performance source: Morningstar Direct

Practical Information

The depositary of the Fund is NatWest Trustee and Depositary Services Limited. The depositary has delegated the function of custodian to The Northern Trust Company.

Please email thesisut@tutman.co.uk if you require, or have any queries in relation to, the Fund price, Report and Accounts or Prospectus. All documentation relating to the Fund is available in English and is free of charge. The most recent prices will appear daily on the Trustnet website at www.trustnet.com and can also be obtained by telephone on 01483 783900. The annual Report and Accounts will be made available annually on the 15th May.

UK tax legislation may have an impact on the personal tax position of investors.

The information in this document relates to a single class of The Cranmer Investment Fund, The Cranmer Investment Fund Income share class. At present, this is the only share class available.

Tutman LLP may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant part of the Prospectus for the Fund.

Information on the current remuneration policy, including a description of how remuneration and benefits are calculated and the identity of the remuneration committee members, is available on our website at www.tutman.co.uk and a copy can be obtained, free of charge, on request.

This Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority.

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This Key Investor Information is accurate as at 19th February 2026.

www.tutman.co.uk

Tutman is a trading style of Thesis Unit Trust Management Limited and Tutman LLP. Thesis Unit Trust Management Limited is registered in England and Wales, number 03508646 and Tutman LLP is registered in England and Wales, number OC369415. Both entities are authorised and regulated by the Financial Conduct Authority and have their registered office at Exchange Building, St John's Street, Chichester PO19 1UP.