

This document comprises a supplementary prospectus relating to Ediston Property Investment Company plc (the "Company") prepared in accordance with the prospectus rules and listing rules of the UK Listing Authority made under section 73A of the Financial Services and Markets Act 2000 (the "Supplementary Prospectus"). This document has been approved by the Financial Conduct Authority in accordance with section 85 of the Financial Services and Markets Act 2000. This document will be made available to the public in accordance with the Prospectus Rules by being made available at www.ediston-reit.com

This Supplementary Prospectus is supplemental to, and should be read in conjunction with, the prospectus published by the Company on 23 June 2015 relating to the issue of up to 150 million New Shares including an Initial Placing and Offer for Subscription and Placing Programme (the "Prospectus"). Except as expressly stated herein, or unless the context otherwise requires, the definitions used or referred to in the Prospectus also apply in this Supplementary Prospectus.

The Directors of the Company and the Company each accept responsibility for the information contained in this Supplementary Prospectus and the Prospectus. The Directors and the Company believe having taken all reasonable care to ensure that such is the case, the information contained in this Supplementary Prospectus and the Prospectus is, to the best of the knowledge of the Directors and the Company, in accordance with the facts and does not omit anything likely to affect the import of such information.

EDISTON PROPERTY INVESTMENT COMPANY PLC

*(a company incorporated in England and Wales with registered no. 9090446,
and registered as an investment company under section 833 of the Companies Act 2006)*

Issue of up to 150 million New Shares including an Initial Placing and Offer for subscription and a subsequent Placing Programme New Shares

This Supplementary Prospectus and the Prospectus do not constitute, and may not be used for the purposes of, an offer or solicitation to anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation. The distribution of this Supplementary Prospectus and the Prospectus and the offering of New Shares in certain jurisdictions may be restricted and accordingly persons into whose possession this Supplementary Prospectus and/or the Prospectus comes are required to inform themselves about and to observe such restrictions. The New Shares have not been, and will not be, registered under the United States Securities Act of 1933 (as amended) or under any of the relevant securities laws of Canada, Australia or Japan. Accordingly, the New Shares may not (unless an exemption from such Act or such laws is available) be offered, sold or delivered, directly or indirectly, in or into the USA, Canada, Australia or Japan. The Company will not be registered under the United States Investment Company Act of 1940 (as amended) and investors will not be entitled to the benefits of such Act.

Canaccord Genuity Limited which is authorised and regulated in the United Kingdom by the Financial Conduct Authority, is the Sponsor and placing agent to the Company. Canaccord Genuity Limited is acting exclusively for the Company and for no-one else in relation to the Issues. Apart from the responsibilities and liabilities, if any, which may be imposed on Canaccord Genuity Limited by the Financial Services and Markets Act 2000 or the regulatory regime established thereunder, Canaccord Genuity Limited will not regard any other person (whether or not a recipient of this Prospectus) as its client in relation to the Issues and will not be responsible to anyone other than the Company for providing the protections afforded to clients of Canaccord Genuity Limited nor for advising any other person in relation to the Issues or any transaction contemplated in or by this document.

Potential investors should consult their stockbroker, bank manager, solicitor, accountant or other financial adviser before investing in the Company. Potential investors should also consider the risk factors relating to the Company set out in the Prospectus.

8 June 2016

Events arising since publication of the Prospectus

This Supplementary Prospectus is being published, in relation to the Company's current Placing Programme, following the publication of the Company's interim report and condensed consolidated financial statements for the six month period ended 31 March 2016 and is supplemental to the Prospectus. This Supplementary Prospectus has been approved for publication by the Financial Conduct Authority.

Significant new factor

Interim report and condensed consolidated financial statements for the six month period ended 31 March 2016

The Company has published its interim report and condensed consolidated financial statements for the six month period ended 31 March 2016 (the "**Interim Report**"). By virtue of this document, the relevant sections of the Interim Report are incorporated into, and form part of, the Prospectus. The non-incorporated parts of the Interim Report are either not relevant or are covered elsewhere in this Supplementary Prospectus, which also consolidate the results of its subsidiary undertakings which are collectively referred to throughout the Interim Report as the "Group".

Supplements to the summary

As a result of the release of the Interim Report, the summary document which forms part of the Prospectus is hereby supplemented as follows:

B.7	Key financial information	<p>Selected unaudited historical information relating to the Company which summarises the financial condition of the Group for the six month period to 31 March 2016 is set out below:</p> <p style="text-align: right;"><i>Six month period ended 31 March 2016</i></p> <p>Net asset value</p> <p>Net assets (£'000) 137,513</p> <p>Equity shareholders' funds (£'000) 137,513</p> <p>Net asset value per Ordinary Share (p) 107.21</p> <p>Condensed Consolidated Statement of Comprehensive Income</p> <p>Rental Income (£'000) 5,225</p> <p>Profit for the period (£'000) 4,455</p> <p>Basic earnings per share (p) 3.47</p> <p>There has been no significant change in the Company's financial condition or the operating results of the Company during or subsequent to the period covered by the historical information set out above.</p>
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Historical financial information

Historical financial information relating to the Group on the matters referred to below is included in the Interim Report as set out in the table below and is expressly incorporated by reference into this document and the Prospectus. The Interim Report (which includes this incorporated historical financial information) can be obtained from the Company's website, www.ediston-reit.com. The non-incorporated parts of the Interim Report are either not relevant to investors or covered elsewhere in the Prospectus.

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Selected financial information

The information in this section is information regarding the Group that has been prepared by the Group and has been extracted directly from the historical financial information referred to in the above section. Selected unaudited historical financial information relating to the Group which summarises the financial condition of the Group for the six months ended 31 March 2016 is set out in the following table:

Net asset value

Net assets (£'000)	137,513
Equity shareholders' funds (£'000)	137,513
Net asset value per Ordinary Share (p)	107.21

Income

Rental Income (£'000)	5,225
Profit for the period (£'000)	4,455
Earnings per share (p)	3.47

Operating and financial review

A description of changes in the performance of the Group, both capital and revenue, and changes to the Group's portfolio of investments is set out in the sections headed "Chairman's Statement" and "Investment Manager's Report" in the Interim Report as follows:

Nature of information

Chairman's Statement	4-5
Investment Manager's Report	6-9

Significant change

Since 31 March 2016 (being the end of the last financial period of the Group for which financial information has been published) there has been no significant change in the financial or trading position of the Group.

Documents available for inspection

Full copies of the Interim Report are available for inspection during normal business hours on any weekday (Saturdays, Sundays and public holidays excepted) at the offices of Dickson Minto W.S., Broadgate Tower, 20 Primrose Street, London EC2A 2EW until 22 June 2016. Full copies of the Interim Report are also available on the Company's website (www.ediston-reit.com).

Copies of this Supplementary Prospectus are available for inspection at <http://www.morningstar.co.uk/uk/NSM> and, until 22 June 2016, copies are available for collection, free of charge, from the offices of Dickson Minto W.S., Broadgate Tower, 20 Primrose Street, London EC2A 2EW. Copies of this Supplementary Prospectus are also available on the Company's website (www.ediston-reit.com).

General

To the extent that there is any inconsistency between any statement in this document and any other statement in or incorporated by reference in the Prospectus, the statements in this document will prevail.

Save as disclosed in this Supplementary Prospectus, no other significant new factor, material mistake or inaccuracy relating to information included in the Prospectus has arisen or been noted, as the case may be, since the publication of the Prospectus.

8 June 2016