

# Key Information Document

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

## Ediston Property Investment Company PLC

ISIN: GB00BNGMZB68

<http://www.epic-reit.com>

PRIIP Manufacturer: Ediston Investment Services Limited  
Competent Authority: The Financial Conduct Authority (FCA)

Call 0131 225 5599 for more information

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

## What is this product?

As noted in the **Other Relevant Information** section of this document, **Ediston Property Investment Company PLC has sold the entirety of its property portfolio. Users should bear this disposal in mind when reviewing the information presented and it is recommended that users read the Other Relevant Information section first given its importance in understanding the current position of this product.**

**Type:** Ediston Property Investment Company PLC (the “**Company**”) is a closed-ended Investment Trust listed on the London Stock Exchange and incorporated in the United Kingdom. The Company’s Ordinary Shares are therefore available to the general public.

**Objectives:** Prior to the disposal of the portfolio, the Company sought to provide investors with an attractive level of income together with the prospect of income and capital growth. The Company pursued its investment objective by investing in a portfolio of commercial properties without regard to any benchmark. The intention is to seek voluntary liquidation unless an appropriate corporate opportunity is identified.

**Intended retail investor:** This product was intended for all investors who were seeking income and capital growth from investing in a

diversified portfolio of UK commercial properties and who understood the risks inherent in the Company’s investment policy. The investor should be able to bear losses. Since the disposal of the property portfolio the intention is to seek voluntary liquidation unless an appropriate corporate opportunity is identified.

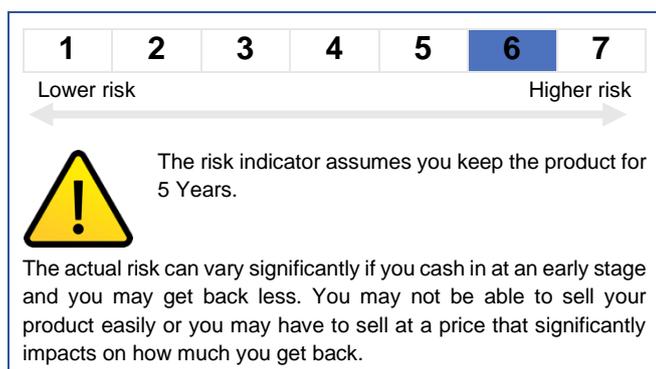
**Gearing:** The Company has a debt facility of £111.1m which, since the disposal of the property portfolio, is secured against an equivalent cash balance. The policy of the Company is that gearing will not exceed a maximum of 35% at the time of drawdown. The debt facility comprises two tranches of £56.9m maturing in 2025 and the remaining £54.2m matures in 2027, and the all-in fixed rate of the facility is 2.91%. This could magnify any gains or losses made by the Company.

**Bid / Offer spread:** 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.

**Further information:** There is no maturity date. Ediston Investment Services Limited cannot unilaterally terminate this product and there are no circumstances under which it can be automatically terminated.

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

### Risk Indicator



will lose money because of movements in the markets 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 the capacity to pay you.

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 you what is owed, you could lose your entire investment.

The SRI score suggests the risk from market movements is high. However, the summary risk indicator only reflects historic share price volatility of the Company’s shares based on historic price with dividends reinvested. It excludes other risks inherent in the product and, therefore, does not show the full risk to the investor.

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

## Investment performance information

Ediston Property Investment Company PLC invested in UK commercial property with the objective of providing shareholders with an attractive level of income together with the prospect of income and capital growth. Returns for investors in the Company will be determined by general economic conditions such as consumer

demand, inflation and interest rates as well as geo-political considerations. Furthermore, prior to the disposal, the performance of the Company was influenced by other Company-level factors such as the ability of the Investment Manager to successfully invest the Company’s resources and generate sustainable returns therefrom,

the availability of suitable retail warehousing assets, the vacancy rate of properties in the portfolio, the ability to extend leases at the same or higher rents and the ability of the Company to borrow funds on preferential terms. For more details, please see the Annual Report's Principal and Emerging Risks section.

The product is not managed in reference to a benchmark.

The Company has an unlimited term, but if the investor sells the investment in severely adverse market conditions then it could result in loss of capital, lower than expected return and/or lack of an active market to sell the investment. In the event that the Company is liquidated, the proceeds to investors would depend on the net assets available for distribution to investors after the liquidation process, which will depend, inter alia, on the costs of the liquidation process, the ability of the Company to repay bank borrowings and other creditors having a higher ranking claim on its assets, together with any associated penalties.

#### What could affect my return positively?

The following are some of the conditions that were likely to result in the PRIIP generating higher returns when the Company was invested

in real estate. (1) Positive market conditions, which improve the profitability of our tenants, increase real estate valuations and market rents, reduce vacancy rates, and lower the risk of tenant defaults and covenant breaches. (2) Larger availability of investment opportunities allowing us to source the most attractive properties while diversifying and reducing our risk profile. (3) Lower interest rates, which will likely benefit both our tenants and ourselves through lower financing costs.

#### What could affect my return negatively?

The following were some of the factors that may have resulted in the PRIIP generating lower returns when the Company was invested in real estate. (1) Increase in costs, which impacts everyone, including consumers, ourselves and our tenants. (2) Poor economic conditions, which could give rise to a weakening of the financial performance of our tenants, an increase in vacancy rates, a decline in real estate valuations and lower market rents, weaker tenancy terms, and a greater risk of tenant default or covenant breaches. (3) Significant outbreaks of infectious diseases, in particular pandemics such as COVID-19, which may result in reduced demand for retail space. (4) Default of one or more tenants. (5) Increasing interest rates, which will likely result in higher financing costs for both ourselves, consumers and our tenants.

## What happens if Ediston Investment Services Limited is unable to pay out?

As a shareholder of Ediston Property Investment Company PLC you would not be able to make a claim to the Financial Services Compensation Scheme about Ediston Property Investment Company PLC in the event that the Company is unable to pay out.

## 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 based upon the Company holding a real estate portfolio. The total costs take into account one-off, ongoing and incidental costs, including the costs of servicing debt. The amounts shown here are the cumulative costs of the product itself, for three different holding periods. They include potential costs of the Company having to wind up and realise its assets before returning the residual value to shareholders. The figures assume you invest GBP 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.

Investment GBP 10 000			
Scenarios	If you cash in after 1 Year	If you cash in after 3 Years	If you cash in after 5 Years
Total costs	422.00	1 266.00	2 110.00
Impact on return (RIY) per year	4.22%	4.22%	4.22%

#### 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.

#### This table shows the impact on return per year

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.45%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.77%	The impact of the costs taken by the fund each year for managing your investments. Please note that this figure includes: Finance costs of 1.67%; Investment management fee costs of 0.95%; and other operating costs of 1.15%.

Incidental costs	Performance fees	0.00%	This product does not charge any performance fees.
	Carried interests	0.00%	This product does not charge any carried interest.

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

### Recommended holding period: 5 Years

The recommended minimum holding period of 5 years has been selected, as the product manufacturer believed prior to the real estate disposal that the investment should be held for a minimum of 5 years in order for investors to realise the benefit of the investment strategy. Disinvestment is possible at any time. There are no additional fees or penalties incurred on exit.

## How can I complain?

As a shareholder of Ediston Property Investment Company PLC you do not have the right to complain to the Financial Ombudsman Service (FOS) about the management of Ediston Property Investment Company PLC. Complaints about the Company or the key information document should be directed to Ediston Investment Services Limited. More information can be found at: [www.epic-reit.com/contacts](http://www.epic-reit.com/contacts). You can submit your complaint via post to Ediston Investment Services Limited, 1 St Andrew Square, Edinburgh, EH2 2BD or via email to [info@ediston.com](mailto:info@ediston.com).

## Other relevant information

Ediston Property Investment Company plc (the "**Company**") is an investment company whose ordinary shares are listed on the main market of the London Stock Exchange. Until 29 September 2023, the Company carried on business as a real estate investment trust ("**REIT**") investing in UK commercial property. On 29 September 2023 the Company completed the sale (the "**Disposal**") of the entirety of the EPIC Group's property portfolio to RI UK 1 Limited, a wholly owned subsidiary of Realty Income, for a total gross aggregate cash consideration of £196.8 million (comprising headline consideration of £200.8 million less agreed deductions of £4.0 million).

The board of directors of the Company (the "**Board**") intends to seek shareholder approval for the voluntary liquidation of the Company with the aim of distributing the Company's net assets (which comprise of cash) to shareholders by the end of 2023, unless an appropriate corporate opportunity is identified in the meantime which, in the view of the Board (having consulted with key shareholders), merits further consideration. The Board will only recommend an alternative corporate opportunity if it reasonably believes that such opportunity would offer shareholders greater benefit than a simple return of capital. In the absence of such an opportunity, the Board intends to seek shareholder approval for voluntary liquidation following finalisation of the completion balance sheet in relation to the Disposal. The Board intends to maintain the current level of dividend, with monthly dividend payments of 0.4167 pence per ordinary share to be made to shareholders until the proposed liquidation date.

This document contains information about the Company, including details of the investment objective, which were pursued by the Company until the completion of the Disposal. Users of this document should bear in mind that now the Disposal has been completed, the Company ceased to satisfy the conditions of the UK REIT regime and ceased to benefit from the tax treatment afforded by UK REIT status from the date of completion of the Disposal, and that the Board intends to seek shareholder approval for the voluntary liquidation of the Company with the aim of distributing the Company's net assets (which comprise of cash) to shareholders by the end of 2023, unless an appropriate corporate opportunity is identified in the meantime which, in the view of the Board (having consulted with key shareholders), merits further consideration.

The latest report and accounts for the Company can be found at [www.epic-reit.com](http://www.epic-reit.com). Depending on how you buy these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary. Further information on the Company's investment policies, the types of assets in which the Company may invest, borrowing limits as well as details of its management, administration and other arrangements can be found at [www.epic-reit.com](http://www.epic-reit.com). Past performance of an investment is not necessarily a guide to its performance in the future. The value of shares can go down as well as up and you may not get back the full amount you invested. If you are in any doubt about the action you should take, you should seek independent financial advice.