

# 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>

PRIP 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?

**Type:** Ediston Property Investment Company PLC (the “Company”) is a closed-ended Real Estate Investment Trust (“REIT”), 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:** The Company will seek to provide investors with an attractive level of income together with the prospect of income and capital growth. The Company will pursue its investment objective by investing in a portfolio of commercial properties without regard to any benchmark. For the foreseeable future the investment focus will be on the retail warehouse sector.

**Intended retail investor:** This product is intended for all investors who are seeking income and capital growth from investing in a diversified portfolio of UK commercial properties and who understand

the risks inherent in the Company’s investment policy. The investor should be able to bear losses.

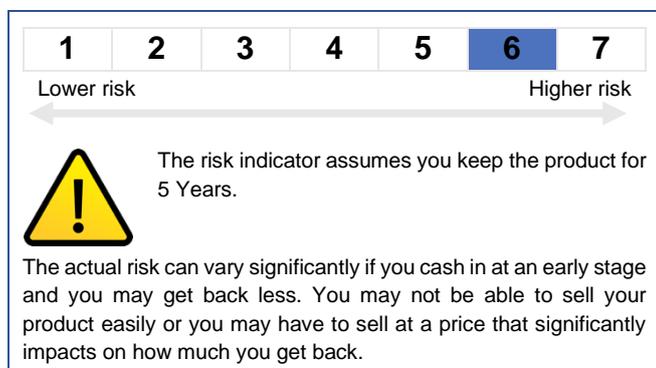
**Gearing:** The Company has a debt facility of £111.1m and the board intends to maintain gearing at 30% of Company gross assets but will not exceed 35% at the time of drawdown. The initial facility of £56.9m matures in 2025 and the remaining £54.2m matures in 2027. This facility was drawn down at an ‘all-in’ fixed rate of 2.86%. 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 invests in UK commercial property with a current focus on the retail warehouse market 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, the performance of the Company will also be 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 our 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 unlikely 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, as well as the realisation of the underlying property portfolio, which may take place at a lower valuation in a distressed sale.

### What could affect my return positively?

The following are some of the conditions that are likely to result in the PRIIP generating higher returns. (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 are some of the factors that may result in the PRIIP generating lower returns. (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. 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	399	1 197	1 995
Impact on return (RIY) per year	3.99%	3.99%	3.99%

### 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	0.44%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.55%	The impact of the costs taken by the fund each year for managing your investments. Please note that this figure includes: Finance costs of 1.62%; Investment management fee costs of 0.95%; and other operating costs of 0.98%.
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 believes 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.

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## 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).

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## Other relevant information

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.