

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

Performance Scenarios	Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs		£8,376	£8,875	£8,040
	Average return each year		-16.24%	-3.90%	-4.27%
Unfavourable scenario	What you might get back after costs		£10,050	£11,281	£12,884
	Average return each year		0.5%	4.10%	5.20%
Moderate scenario	What you might get back after costs		£10,950	£13,057	£15,527
	Average return each year		9.50%	9.30%	9.20%
Favourable scenario	What you might get back after costs		£13,269	£17,610	£22,540
	Average return each year		32.69%	20.76%	17.65%

The performance scenarios table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest £10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this type of investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor.

The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if LXI REIT is unable to pay out? The performance of the product depends on the performance of LXI REIT PLC and the ability to sell or dispose of the shares held in LXI REIT. Investments in the product are not covered by an investor compensation scheme.

What are the costs?

Costs over Time	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. The figures assume you invest £10,000. The figures are estimates and may change in the future. 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 £10,000:
-----------------	--

	Total costs	£284		
	Impact on return (RIY) per year	2.84%		
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; - the meaning of the different cost categories			
	This table shows the impact on return per year			
	One-off costs	Entry costs	0	The impact of the costs you pay when entering your investment.
		Exit costs	0	The impact of the costs of exiting your investment when it matures
	Ongoing costs	Portfolio transaction costs	2.09%	The impact of the costs of us buying and selling underlying investments for the product
		Other ongoing costs	0.75%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
	Incidental Costs	Carried interests	0	The impact of carried interests. A payment of y% of the final return will take place subsequently to the exit of the investment.
How long should I hold it and can I take money out early?				
This product has no required minimum holding period but is designed for long term investment; you should be prepared to stay invested for at least 5 years. You may sell your shares in the product, without penalty, on any day on which the banks are normally open for business in the UK.				
How can I complain?				
If you wish to complain about the product, or the conduct of the manager, please contact http://www.lxireit.com:LXi REIT Advisors Limited. Email: info@lxireitadvisors.com . Telephone: +44 (0)207 195 1473				
Other relevant information				
We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available online at http://www.lxireit.com				