



The figures shown below include all the costs of the product itself but may not include all the costs that you pay to your broker, advisor or distributor. The figures do not take into account your personal tax position, which may also affect how much you get back.

**Investment £10,000**

Scenarios		Recommended holding period		
		1 Year	3 Years	5 Years
Stress Scenario	<b>What you might get back after costs</b>	£6,556	£6,106	£5,216
	Average return each year	-34.44%	-15.16%	-12.20%
Unfavourable scenario	<b>What you might get back after costs</b>	£9,738	£11,363	£13,764
	Average return each year	-2.62%	4.35%	6.60%
Moderate Scenario	<b>What you might get back after costs</b>	£11,475	£15,091	£19,848
	Average return each year	14.75%	14.70%	14.69%
Favourable Scenario	<b>What you might get back after costs</b>	£13,496	£20,003	£28,564
	Average return each year	34.96%	26.00%	23.36%

**WHAT HAPPENS IF THE COMPANY IS UNABLE TO PAY OUT?**

The performance of your investment depends upon the performance of the Company and the ability to sell or dispose of your shares held in the Company. 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 under the Moderate scenario specified above. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown below are the cumulative costs of the product itself, for the expected holding period. The figures assume you commit £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**

	If you cash in after 1 year	If you cash in after 3 years	If you cash in after the recommended holding period (5 years)
Total Costs	£271	£813	£1,354
Impact on return (RIY) per year	2.71%	2.71%	2.71%

**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	N/A	The impact of the costs you pay when entering your investment.
	Exit costs	N/A	The impact of the costs of exiting your investment.

Ongoing costs	Portfolio transaction costs	1.59%	The impact of the costs of us buying and selling underlying investments for the product
	Other ongoing costs	1.12%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental costs	Performance fees	N/A	No performance fee is charged by the Company or its Investment Adviser in respect of the Ordinary Shares.
	Carried Interest	N/A	No carried interest is payable in respect of the Ordinary Shares.

#### **HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?**

Recommended holding period: **5 years**

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 Company, without penalty, on any day on which banks are normally open for business in the UK.

#### **HOW CAN I COMPLAIN?**

If you have any complaints about this product, the KID or the conduct of the Manufacturer, please contact LXi REIT Advisors Limited.

- You can email: [info@lxireitadvisors.com](mailto:info@lxireitadvisors.com); or
- You can 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>