

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.

PRODUCT

| | | | |
|-----------------|------------------------------|-----------|------------------|
| Name of Product | LXI REIT plc Ordinary Shares | Website | www.lxireit.com |
| ISIN | GB00BYQ46T41 | Telephone | +44 207 195 1400 |

This Key Information Document (KID) is issued by the manufacturer of the product, Alvarium Fund Managers (UK) Limited (the "Manufacturer"), a firm authorised and regulated by the Financial Conduct Authority in the United Kingdom.

Production Date: 30 April 2021.

WHAT IS THIS PRODUCT?

TYPE

Ordinary shares in LXI REIT plc (the "Company") which are denominated in Pounds Sterling. There is no maturity date for the shares and the only way of achieving value for your investment is to sell the shares to another party on the open market.

OBJECTIVES

The Company is a real estate investment trust targeting inflation-protected income and capital returns through a diversified portfolio of long-let and indexed-linked UK property assets. The properties are let, or pre-let, to institutional-grade tenants with strong financial covenants on leases with a long unexpired term. In addition, the properties have strong residual land-value characteristics, typically in defensive sectors. The Company borrows up to 35% of the gross asset value in order to enhance returns on investments. The Company aims to provide income to its investors through the payment of quarterly dividends, subject to the availability of sufficient funds.

INTENDED INVESTORS

This product is intended for retail investors who are prepared to take on a relatively high level of risk of loss to their original capital in order to get a higher potential return, and who plan to stay invested for at least 5 years. It is designed to form part of a portfolio of investments in Real Estate in the UK.

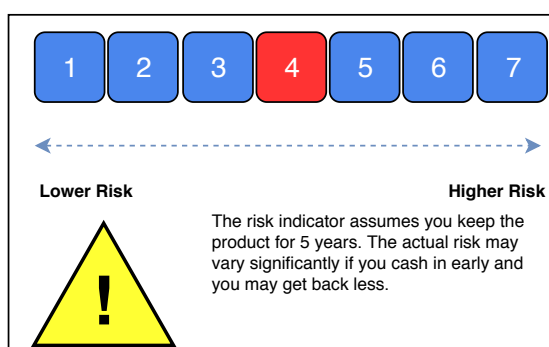
TERM

The Company has no fixed winding-up date.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

RISK INDICATOR

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 will lose money because of movements in the markets or because the Company is not able to pay you.



We have classified this product as 4 out of 7, which is a medium risk class. Poor economic conditions are likely to impact the performance of the Company and consequently the capacity of the product to provide returns to investors. This product does not include any protection from future market performance, so you could lose some or all of your investment.

PERFORMANCE SCENARIOS

The table below shows the returns you could receive over the next five years under different scenarios, assuming that you commit £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 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. 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 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 | What you might get back after costs | £2,466 | £3,693 | £2,623 |
| | Average return each year | -75.34% | -28.25% | -23.49% |
| Unfavourable scenario | What you might get back after costs | £8,177 | £7,515 | £7,321 |
| | Average return each year | -18.23% | -9.08% | -6.05% |
| Moderate Scenario | What you might get back after costs | £10,513 | £11,643 | £12,894 |
| | Average return each year | 5.13% | 5.20% | 5.22% |
| Favourable Scenario | What you might get back after costs | £13,563 | £18,101 | £22,790 |
| | Average return each year | 35.63% | 21.87% | 17.91% |

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 | £266 | £798 | £1,330 |
| Impact on return (RIY) per year | 2.66% | 2.66% | 2.66% |

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 | 1.07% | 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; 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>