

KEY INFORMATION DOCUMENT

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: Life Science REIT plc (“the Company”) – Ordinary Shares

ISIN: GBOOBP5X4Q29

PRIIP Manufacturer: G10 Capital Limited as AIFM and authorised by the Financial Conduct Authority (the “FCA”)

Website: www.lifesciencereit.co.uk

Call: +44 (0) 207 945 9566 for more information

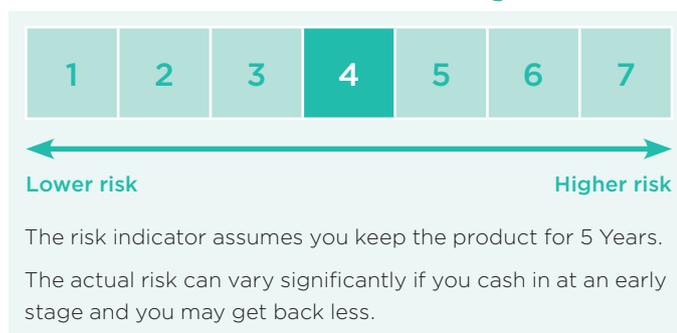
Competent Authority: Financial Conduct Authority

Date of Publication: 21/10/2021

What is this product?

| | |
|---------------------------------|---|
| Type | The Company is a public limited company incorporated in England and Wales. The Ordinary Shares are traded on the Alternative Investment Market (“AIM”) of the London Stock Exchange plc (the “LSE”). Typically, the price an investor pays for an Ordinary Share will be higher than the price at which Ordinary Shares could be sold. The return to investors is dependent on the performance of the share price and the dividends paid by the Company which is largely determined by the performance of the underlying investments. |
| Objectives | The Company’s investment objective is to provide Shareholders with an attractive level of total return. The focus will be capital growth whilst also providing a growing level of income by investing primarily in a diversified portfolio of UK properties that are leased or intended to be leased to tenants operating in the life science sector. |
| Intended retail investor | This Product is designed to be suitable for institutional investors and professionally advised private investors. This Product may also be suitable for investors who are financially sophisticated, non-advised private investors who are capable of evaluating the risks and merits of such an investment and who have sufficient resources to bear any loss which may result from such an investment. Such investors may wish to consult an independent financial adviser who specialises in advising on the acquisition of shares and other securities before investing in the Product. |
| Maturity date | This Product has no maturity date. |

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



Key risks include but are not limited to:

- Ability to identify/acquire/manage/realise suitable investments to meet its objective.
- Illiquid nature of property investments.
- Property valuation is inherently subjective and uncertain.
- Performance of UK property market.

A fuller description of the risks associated with the Product is provided in the Company’s prospectus.

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 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 we are not able to pay you.

We have classified this Product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity to pay you.

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Performance Scenarios based on an Investment of £10,000

| Scenarios | | 1 Year | 3 Years | 5 Years (Recommended Holding Period) |
|------------------------------|--|-----------|-----------|--|
| Stress scenario | What you might get back after costs | 847.40 | 5023.60 | 3946.10 |
| | Average return each year | -91.53% | -20.51% | -16.97% |
| Unfavourable scenario | What you might get back after costs | 8 910.80 | 9 334.80 | 10 269.00 |
| | Average return each year | -10.89% | -2.27% | 0.53% |
| Moderate scenario | What you might get back after costs | 11 133.60 | 13 725.50 | 16 881.40 |
| | Average return each year | 11.34% | 11.13% | 11.04% |
| Favourable scenario | What you might get back after costs | 13 815.90 | 20 043.60 | 27 562.30 |
| | Average return each year | 38.16% | 26.08% | 22.48% |

This 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 estimated proxy data from the past 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.

This information is compiled according to prescribed formulae which take into account, amongst other things, past performance. In the opinion of the PRIIP Manufacturer, and based on the expected portfolio construction, the Product is unlikely and not designed to achieve consistent performance in line with the favourable scenario presented.

The figures shown include all the costs of the Product itself but may not include all the costs that you pay to your advisor or distributor.

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

What happens if Life Science REIT plc is unable to pay out?

The Company is not required to make any payment to you in respect of your investment. If the Company were liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors.

No service provider to the Company has any obligation to make any payment to you in respect of the Ordinary Shares. There is no compensation or guarantee scheme in place that applies to the Company and, if you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment.

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.

The amounts shown here are the cumulative costs of the Product itself, for three different holding periods. The figures assume you invest £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.

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Investment £10,000

| Scenarios | If you cash in after 1 Year | If you cash in after 3 Years | If you cash in at the recommended holding period of 5 Years |
|---------------------------------|-----------------------------|------------------------------|---|
| Total costs | 144 | 432 | 720 |
| Impact on return (RIY) per year | 1.44% | 1.44% | 1.44% |

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% | As a closed ended real estate investment trust, no entry charges apply. |
| | Exit costs | 0.00% | As a closed ended real estate investment trust, no exit charges apply. |
| Ongoing costs | Portfolio transaction costs | 0.00% | The impact of the costs of us buying and selling underlying investments for the Product. |
| | Other ongoing costs | 1.44% | The impact of the costs taken each year, including investment advisory fees as well as other ongoing costs associated with a listed Company. |
| Incidental costs | Performance fees | 0.00% | No performance fees apply to this Product. |
| | Carried interests | 0.00% | No carried interests apply to this Product. |

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

The recommended minimum holding period is 5 years. Listed or quoted funds are designed to be long term investments and returns through them can be volatile during their life. The Company's shares trade continuously on the London Stock Exchange, specifically on AIM and the Company is not bound by any prescribed redemption or sale restrictions. The sale of shares may be at a discount to net asset value.

How can I complain?

As a shareholder of Life Science REIT plc you do not have the right to complain to the Financial Ombudsman Service about the management of Life Science REIT plc. Any complaints concerning this Product or the key information document should be sent to either 1.) Website: www.lifesciencereit.co.uk 2.) Email address: labs_cosec@linkgroup.co.uk 3.) Postal Address: Beaufort House, 51 New North Road, Exeter, United Kingdom, EX4 4EP.

Other relevant information

Further documentation, including the Company's latest prospectus, reports and regulatory disclosures, is available on the Company's website at: www.lifesciencereit.co.uk.

Depending on how you buy the Product you may incur other costs, including broker commission, platform fees and stamp duty. The distributor will provide you with additional documents where necessary.

The content of this document including references in respect of risk, potential future performance and costs are disclosed and calculated in accordance with methodologies prescribed by EU Regulation 1286/2014 which forms part of UK law and not the Company or the PRIIP Manufacturer. The risk rating and scenarios presented have been calculated using proxy data.