Price and Value Assessment

Product Name: Life Science REIT plc

Date of Assessment: July 2023

Consumer Duty: Application to the Price and Value Outcome

- A product that is designed to meet the needs of its target market, is transparently sold, where customers are able to exit is likely to offer fair value. Customers should have all the necessary information that they need about the benefits and risks involved with the product.

- A listed product available in the secondary market has transparency surrounding pricing, and therefore it is not considered that the pricing structure of the product would lead to foreseeable harm. It is not possible for the fund manager to determine the price that an investor may pay for the security as the price is driven by the market. However, all costs and charges in relation to the fund are clearly disclosed in the supporting fund documentation, which includes the KID and therefore it is not considered that these fees would give rise to an outcome which is inconsistent with the Consumer Duty.

- In addition to the price paid by the investor for their share in the listed fund, the fund pays other fees to its engaged service providers, such as management fees, advisory fees, and legal fees. These fees reduce the value of the fund, and therefore ultimately effecting the value of a shareholder's investment, as well as the ability of the fund to be able to pay dividends to shareholders. The fees payable by a fund are reviewed by the fund manager at the point that any new fund is launched, and then on a periodic basis or when any changes occur. The fund manager as product manufacturer undertakes a Target Market Assessment on the product which contains an assessment of costs and charges.

- The FCA have confirmed by way of example, that a fund might be trading at a premium to its net asset value due to broader market conditions and that this, by itself, would not represent poor value for money.

Product Details

Product Name (the “Company” or the “Fund”)	Life Science REIT plc
Ticker	LABS
ISIN	GB00BP5X4Q29
Investment Advisor	Ironstone Asset Management Limited
AIFM (the “Fund”)	G10 Capital Limited
Listing	LSE (London Stock Exchange)
Target Total Accounting Return	10%
Dividend Frequency	Semi-annually
Issue Date	19th November 2021

Risks associated in investing in the Product

The following risks are anon-exhaustive list of risks associated with the Company. Investors should take independent financial advice prior to investing in the Company:

- Performance- The performance of the Company would be adversely affected by a downturn in the UK property market in terms of market value or a weakening of rental yields.

- Operational Performance- Both rental income and market value of the properties acquired by the Company will be affected by the operational performance of the properties or the related business being carried on in the property and the general financial performance of the tenants.

- Failure to Achieve Investment Objectives– The ability of the Company to achieve its investment objectives depends on the ability of the investment Advisor to identify, select and execute investments which offer the potential for satisfactory returns. The underperformance of the Investment Advisor could have a material adverse effect on the Company's financial condition and operations.

- Competition- The Company may face significant competition from other UK or foreign property investors. The existence of such competition may have a material adverse impact on the Company's ability to acquire properties and to secure tenants for its properties at satisfactory rental rates and on a timely basis.

- Regulatory Compliance- The Company cannot guarantee that the Group will maintain continued compliance with all of the REIT conditions. If the Company fails to maintain its REIT status, its rental income and capital gains may be subject to UK taxation which could have a material impact on the financial condition of the Company.

- Borrowing- The Company intends to use borrowings to acquire further properties and those borrowings may not be available at the appropriate time or on suitable terms. If borrowings are not available on suitable terms or at all this will have a material adverse impact on the returns to Shareholders and in particular the level of dividends paid. Whilst the use of borrowings should enhance the NAV where the value of the Company's underlying assets is rising, it will have the opposite effect where the underlying asset value is falling. In addition, in the event that the rental income of the Company's portfolio falls for whatever reason, the use of borrowings will increase the impact of such a fall on the net revenue of the Company.

- Development & Maintenance- Any development or refurbishment works may involve significant costs and maybe adversely affected by certain restrictions. This could cause the resulting revenues to be lower than budgeted and may cause the asset to fail to perform in accordance with the Company's investment projections, consequently impacting on the financial condition of the Company.

What is a Price and Value Assessment

Value is considered to be the relationship between the amount that is paid for a product and the benefits that an investor can reasonably expect from the product invested into. Fair value is considered to be achieved when the amount paid for the product is reasonable taking account of the benefits of the product.

To assess if a product provides fair value, the following areas must be reviewed:

1. The nature of the product, including any benefits that will be or may be reasonably expected from the product
2. Limitations of the product
3. Expectations of the total price to be paid by the investor (including costs for investing in the product, regular fees and charges including management fees, any non-financial costs)
4. Likelihood that vulnerable customers may not receive fair value from the fund.

Application to the Company

While the Product is “made available” to retail customers within the United Kingdom and elsewhere, it is not specifically intended for retail customers and, as explained in the Product’s KID (Key Information Document), the Product is suitable only for investors that are capable of evaluating the merits and risks of such an investment with the objective of long-term capital growth and who understand the potential risk of capital loss and that the Product may have limited liquidity.

In addition, an investment in the Product should form part of a diversified investment portfolio, and the investors should fully understand, and be willing to assume, the risks involved in investing in the Product and have sufficient resources to be able to bear losses (which may equal the whole amount invested) that may result from such an investment. Accordingly, **typical investors are expected to be experienced investors, institutional investors, high net-worth investors and other investors who have taken appropriate professional advice and understand the risks involved in investing in the Product.**

Financial Benefits of the Product

1. Product Appreciation and Dividends

The Product offers retail customers (as well anyone else who invests in the Product) the potential to participate in any appreciation in the price of the Product together with the receipt of any dividends that may be declared from time to time. Please refer to the Assessment of Value worked examples over the upcoming slides which take account of:

- The impact of execution costs upon a shareholder's investment in the instance that the fund meets its Target Annual Investment Return;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund continues to pay dividends in accordance with the actual dividend payments made by the REIT during the proceeding 5 years;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index, when the fund also pays out dividends that replicate the dividend payments made by the REIT in the proceeding 5 years; and
- The impact of total costs on the fund's return. The effect of the costs are purely on the value of the fund, no costs are additionally charged to investors.

2. Liquidity

The Product is listed on the London Stock Exchange which allows investors to purchase and sell shares at market prices on a daily basis. This means that investors can redeem their investment in the Product and are not subject to any lock-up period or redemption limitations, even though the Company may own a number of illiquid investments.

Financial Costs of the Product

1. **Reduction or loss of invested amount**

While the Product offers investors the potential to participate in any appreciation in the price of the Product (together with the receipt of any dividends that may be declared from time to time), investors are also exposed to fluctuations in the price of the Product, which may reduce their return or result in a complete loss of their invested amount.

2. No access to any compensation scheme or similar arrangement

In the event of investors losing the amount invested, there is no recourse to any investor compensation scheme nor is the Firm under any legal obligation to refund any amounts that the impacted investor may have lost.

3. Price paid to acquire shares

Please refer to the worked provided detailing the impact on return per year. The table, which has been extracted from the Product's most recent KID, shows the approximate costs and the impact on return that will be borne by an investor if they sell their investment in the Product within 1 year, 3 years and 5 years, assuming an initial investment of £10,000. The figures contained in the table do not take into account fees that may be payable to distributors.

Non-Financial Benefits of the Product

1. Diversification

The Company's Investment Objective is to provide Shareholders with an attractive level of income together with the potential for income and capital growth by investing in a diversified portfolio of UK real estate servicing and supporting the life science sector; providing access to investments that would not otherwise be accessible. Specific diversification requirements are detailed within the Investment Policy and Objectives set out in the Fund's Prospectus.

The Product offers retail customers the possibility of indirectly participating in the ownership of assets that would otherwise not necessarily be available for investment directly by a retail customer. Furthermore, by investing in such companies indirectly they are able to enjoy certain benefits of economies of scale as costs are shared between a large number of investors.

2. Access to Investment Advisor's network, infrastructure, and expertise

By investing in the Product, retail customers gain access to the Investment Advisor's network, infrastructure, and expertise. This provides a number of indirect benefits to retail customers such as:

- allowing them to rely on the Investment Advisor's expertise in selecting suitable investments, monitoring risk, recommending when to exit a particular investment, etc;
- gaining access to the Investment Advisor's industry knowledge and contacts, which may result in lower borrowing costs and a lower cost of capital, finding of suitable buyers for investments the Company may hold;
- relying on the Investment Advisor's infrastructure to administer the Product, co-ordinate accounting, ensure compliance with applicable laws, etc.

Non-Financial Benefits of the Product continued

3. Access to key information and reports

Through the Company's website, investors may access key financial information and reports relating to the Product and its performance, such as:

- share price information;
- annual reports;
- the latest PRIIPs KID;
- annual general meeting notices;
- Regulatory News Service announcements;
- portfolio valuations and nav information.

4. Possible tax benefits

By investing in the Product, investors may also benefit from certain tax efficiencies gained by investing via a legal entity rather than in their personal capacity, since legal entities may avail themselves of certain legitimate accounting practices, such as the deduction of expenses from taxable profit that result in a lower tax burden.

This is a potential benefit only and will depend on the structure of any investee. **All investors must seek their own independent tax advice.**

Non-Financial Costs of the Product

1. Opportunity cost

Once an investors has invested in the Product and for as long as they remain invested in the Product, they are unable to make use of the amount invested. This may represent an opportunity cost in that such retail customer would be unable to invest that amount in another investment that may yield a similar or preferential return. This also means that in periods of rising interest rates, as we are experiencing at present, the opportunity cost of investing in the Product is greater than it would in periods of low interest rates.

2. Limited support

The AIFM nor the Fund’s Investment Advisor offers any ongoing advice, support or personalised reporting as to the performance of their investment in the Product. This means that investors that may not have the requisite level of knowledge and experience to understand the Product may have to engage a financial adviser, which will necessitate additional fees, which are not disclosed in the Product’s KID.

3. Exposure to risks

By investing in the Product, investors are exposing themselves to a range of risk factors at the level of both the Product, as a security, and the underlying investments of the Company. These risk factors are set-out in the Product’s Prospectus and include market risk, interest rate risk and operational risk. In addition, a Summary Risk Indicator (“SRI”) is included in the Product’s KID, which aims to serve as a guide to the level of risk of the Product compared to other products. It shows how likely it is that the Product will lose money because of movements in financial markets or because the Product is not able to pay out. The Product’s SRI is currently set to 4 (out of 7, with 1 signifying low risk and 7 being the highest risk level). This means the Product has been assigned a medium risk score. The materialisation of any of these risks will impact the return an investor obtains on their investment and may not be present in safer investment products such as fixed term deposits or government securities.

Fair Value for Consumers with Characteristics of Vulnerability

- The Firm has also analysed how the needs and objectives for vulnerable consumer groups were likely to differ and thus how costs and benefits of the Product would vary.

- It is recognised that vulnerable consumer groups were susceptible to receiving less financial benefits from the Product in view of the fact that the financial return from the Product largely depends on market timing ability, which vulnerable customers who are not assisted by a financial adviser may lack.

- It is considered that in order to receive a financial benefit that could be equivalent to that of an investor in the Product’s target market, vulnerable customers would most likely need to incur additional fees in the form of advisory fees. Furthermore, the AIFM nor Investment Advisor does not provide any specialised ongoing support or assistance for vulnerable customers, which could mean that they may not be able to access key information relating to the Product and its performance.

- Consequently, it is concluded that **the Product would not provide fair value to vulnerable customers.**

Fair Value Assessment: Numerical Worked Examples

The following shows worked examples taking account of real data to consider the impact upon an investor's investment under different scenarios. The scenarios reviewed are:

- The impact of execution costs upon a shareholder's investment in the instance that the fund meets its Target Annual Investment Return;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund continues to pay dividends in accordance with the actual dividend payments made by the REIT during the proceeding 5 years;
- The impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index, when the fund also pays out dividends that replicate the dividend payments made by the REIT in the proceeding 5 years; and
- The impact of total costs on the fund's return. The effect of the costs are purely on the value of the fund, no costs are additionally charged to investors.

Assessment of Fair Value
1. Target Annual Investment Return

This is a worked example demonstrating the impact of execution costs upon a shareholder's investment in the instance that the fund meets its Target Annual Investment Return.

The target annual investment return includes both the growth of the fund (NAV) as well as the impact of dividends, for this example, it is presumed all dividends received have been re-invested.

This example does not take account of any changes to the value of the shares and presumes that the shares are worth the same upon entrance to the fund and exit. Furthermore, this assessment presumes that NAV growth is as per the fund's target.

There is no cost associated with entry or exit that is charged directly by the fund to investors.

* Execution costs will vary between brokers and an investor may be charged significantly more than indicated in our worked example. Investors should seek independent investment advice prior to making any investment.

** The Dividend Target is not guaranteed. There is no assurance that the target dividend will be achieved.

Initial Investment (£)	**100**				
Presumed execution Costs to purchase shares	20*				
Dividend Target**	4p per share				
Target Annual Investment Return (Inc. dividend and NAV growth)	10%				
5 year investment period – total investment return	**Year 1** 10 **Investment value** 110	**Year 2** 11 **Investment value** 121	**Year 3** 12.10 **Investment value** 133.10	**Year 4** 13.31 **Investment value** 146.41	**Year 5** 14.64 **Investment value** 161.05
Total investment value after 5 years	161.05				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	121.05				
Fair Value Assessment Conclusion	Based on the target annual investment return, this product offers fair value at the investment amount proposed in this example.				

Assessment of Fair Value
Target Annual Investment Return – second example

Initial Investment (£)	**1000**				
Presumed execution Costs to purchase shares	20*				
Dividend Target**	4p per share				
Target Annual Investment Return	10%				
5 year investment period – total investment return	**Year 1** 100 **Investment value** 1,100	**Year 2** 110 **Investment value** 1,210	**Year 3** 121 **Investment value** 1,331	**Year 4** 133.10 **Investment value** 1464.10	**Year 5** 146.41 **Investment value** 1610.51
Total investment value after 5 years	1,610.51				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	1,570.51				
Fair Value Assessment Conclusion	Based on the target annual investment return, this product offers fair value at the investment amount proposed in this example.				

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
Target Annual Investment Return – third example

Initial Investment (£)	**10,000**				
Presumed execution Costs to purchase shares	20*				
Dividend Target**	4p per share				
Target Annual Investment Return	10%				
5 year investment period – total investment return	**Year 1** 1,000 **Investment value** 11,000	**Year 2** 1,100 **Investment value** 12,100	**Year 3** 1,210 **Investment value** 13,310	**Year 4** 1,331 **Investment value** 14,641	**Year 5** 1,464.10 **Investment value** 16,105.10
Total investment value after 5 years	16,105.10				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	16,065.10				
Fair Value Assessment Conclusion	Based on the target annual investment return, this product offers fair value at the investment amount proposed in this example.				

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
2. FTSE EPRA/NAREIT UK Index

This is a worked example demonstrating the impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index

This example considers the effect of execution costs when the fund performance aligns with the FTSE EPRA/NAREIT UK Index. You cannot invest directly in an index.

This example does not take account of any changes to the value of the shares and presumes that the shares are worth the same upon entrance to the fund and exit.

<u>This example does not account for any income paid by way of dividend payments. If a dividend payment was made, this would increase the investment value each year.</u>

There is no cost associated with entry or exit that is charged directly by the fund to investors.

* Execution costs will vary between brokers and an investor may be charged significantly more than indicated in our worked example. Investors should seek independent investment advice prior to making any investment.

** The Dividend Target of 4p per share is not guaranteed. There is no assurance that the target dividend will be achieved.

Coverage of FTSE EPRA/NAREIT UK Index

The EPRA Nareit UK Index is a subset of the FTSE EPRA Nareit Developed Index, which Incorporates UK-listed Real Estate Investment Trusts (REITs) and Real Estate Holding and Development companies.

Initial Investment (£)	**100**				
Presumed execution Costs to purchase shares	20*				
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%				
5 year investment period – total investment return	**Year 1** 100 **Investment value** 96.20	**Year 2** 96.20 **Investment value** 92.54	**Year 3** 92.54 **Investment value** 89.02	**Year 4** 89.02 **Investment value** 85.64	**Year 5** 85.64 **Investment value** 82.39
Total investment value after 5 years	82.39				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	42.39				
Fair Value Assessment Conclusion	This product is an income product that pays dividends** which may increase the value of an investment beyond that of costs paid.				

Assessment of Fair Value
FTSE EPRA/NAREIT UK Index- second example

Initial Investment (£)	**1000**				
Presumed execution Costs to purchase shares	20*				
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%				
5 year investment period – total investment return	**Year 1** 1000 **Investment value** 962	**Year 2** 962 **Investment value** 925.44	**Year 3** 925.44 **Investment value** 890.27	**Year 4** 890.27 **Investment value** 856.44	**Year 5** 856.44 **Investment value** 823.90
Total investment value after 5 years	823.90				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	783.90				
Fair Value Assessment Conclusion	This product is an income product that pays dividends** which may increase the value of an investment beyond that of costs paid.				

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
FTSE EPRA/NAREIT UK Index- third example

Initial Investment (£)	**10,000**				
Presumed execution Costs to purchase shares	20*				
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%				
5 year investment period – total investment return	**Year 1** 10,000 **Investment value** 9,620	**Year 2** 9,620 **Investment value** 9,254.44	**Year 3** 9,254.44 **Investment value** 8,902.77	**Year 4** 8,902.77 **Investment value** 8,564.46	**Year 5** 8,564.46 **Investment value** 8,239.01
Total investment value after 5 years	8,239.01				
Presumed execution costs to sell shares	20*				
Total value of investment after execution costs on entry and exit (£40 total)	8,199.01				
Fair Value Assessment Conclusion	This product is an income product that pays dividends** which may increase the value of an investment beyond that of costs paid.				

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
3. Dividend Payments

This is a worked example demonstrating the impact of execution costs upon a shareholder's investment in the scenario that the fund continues to pay dividends in accordance with the actual dividend payments made by the REIT during the proceeding year, this assessment will be undertaken further once more performance years have complete data available.

<u>Dividend payments are discretionary and there is no assurance that any dividend payments will be paid.</u>

This example does not take account of any changes to the value of the shares and presumes that the shares are worth the same upon entrance to the fund and exit. **It is noted that the share price as of 1 January 2023 was 75.4p and this example does not take account of this share value growth.**

There is no cost associated with entry or exit that is charged directly by the fund to investors.

* Execution costs will vary between brokers and an investor may be charged significantly more than indicated in our worked example. Investors should seek independent investment advice prior to making any investment.

Initial Investment (£)	**100**
Share Price on entry: 3 Jan 2022 close price	72.00p
Presumed execution Costs to purchase shares	20*
Number of shares acquired at purchase	139 shares
Dividends paid by the REIT *per Ordinary Share* *Listed as Financial Year Ending*	**FY end December 2022** 4p
Total dividend payment received *Dividends have not been re-invested*	£5.56
Presumed execution costs to sell shares	20*
Total value of investment after execution costs on entry and exit (£40 total)	65.56
Fair Value Assessment Conclusion	An investment of greater than £100 must be made to ensure that the execution costs are not disproportionate to the potential dividend payments. It is noted that these costs will have a lesser effect the longer that the fund has been going.

Assessment of Fair Value
Dividend Payments - second example

Initial Investment (£)	**1000**
Share Price on entry: 3 Jan 2022 close price	72.00p
Presumed execution Costs to purchase shares	20*
Number of shares acquired at purchase	1,389 shares
Dividends paid by REIT *per Ordinary Share* *Listed as Financial Year Ending*	**FY end December 2022** 4p
Total dividend payment received *Dividends have not been re-invested*	£55.56
Presumed execution costs to sell shares	20*
Total value of investment after execution costs on entry and exit (£40 total)	1,015.56
Fair Value Assessment Conclusion	Based on the dividend history, this product offers fair value at the investment amount proposed in this example.

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
Dividend Payments - third example

Initial Investment (£)	**10,000**
Share Price on entry: 3 Jan 2022 close price	72.00p
Presumed execution Costs to purchase shares	20*
Number of shares acquired at purchase	13,889 shares
Dividends paid by REIT *per Ordinary Share* *Listed as Financial Year Ending*	**FY end December 2022** 4p
Total dividend payment received *Dividends have not been re-invested*	£555.56
Presumed execution costs to sell shares	20*
Total value of investment after execution costs on entry and exit (£40 total)	10,515.56
Fair Value Assessment Conclusion	Based on the dividend history, this product offers fair value at the investment amount proposed in this example.

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
4. FTSE EPRA/NAREIT UK Index and Dividend Hybrid

This is a worked example demonstrating the impact of execution costs upon a shareholder's investment in the scenario that the fund replicates the performance of the FTSE EPRA/NAREIT UK Index, when the fund also pays out dividends that replicate the dividend payments made by the REIT in the proceeding 1 year (to be increased once further full years become available).

This example considers the effect of execution costs when the fund performance aligns with the FTSE EPRA/NAREIT UK Index. You cannot invest directly in an index.

<u>Dividend payments are discretionary and there is no assurance that any dividend payments will be paid.</u>

This example does not take account of any changes to the value of the shares and presumes that the shares are worth the same upon entrance to the fund and exit.

There is no cost associated with entry or exit that is charged directly by the fund to investors.

* Execution costs will vary between brokers and an investor may be charged significantly more than indicated in our worked example. Investors should seek independent investment advice prior to making any investment.

** Please refer to worked example 2 for details of how this calculation has been made.

*** Please refer to worked example 3 for details of how this calculation has been made.

Initial Investment (£)	**100**
Presumed execution Costs to purchase shares	20*
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%
Total investment value after 1 year based on FTSE EPRA/NAREIT UK Index Return**	96.20
Total dividend payments received throughout the previous 1 year (to be increased once further full years are available)*** *Dividends have not been re-invested when received and therefore do not affect the investment value*	5.56
Presumed execution costs to sell shares	20*
Total value of investment, including dividend payments, after execution costs on entry and exit (£40 total)	61.76
Fair Value Assessment Conclusion	An investment of greater than £100 must be made to ensure that the execution costs are not disproportionate to the potential dividend payments.

Assessment of Fair Value
FTSE EPRA/NAREIT UK Index and Dividend Hybrid - second example

Initial Investment (£)	**1000**
Presumed execution Costs to purchase shares	20*
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%
Total investment value after 1 year based on FTSE EPRA/NAREIT UK Index Return**	962
Total dividend payments received throughout the previous 1 year (to be increased once further full years are available)*** *Dividends have not been re-invested when received and therefore do not affect the investment value*	55.56
Presumed execution costs to sell shares	20*
Total value of investment, including dividend payments, after execution costs on entry and exit (£40 total)	977.56
Fair Value Assessment Conclusion	An investment of greater than £1000 must be made to ensure that the execution costs are not disproportionate to the potential dividend payments, it is noted that once the fund has paid out more dividend payments over future performance years, it is expected that this model will represent fair value.

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
FTSE EPRA/NAREIT UK Index and Dividend Hybrid - third example

Initial Investment (£)	**10,000**
Presumed execution Costs to purchase shares	20*
FTSE EPRA/NAREIT UK Index Return per annum – Compound annual returns measured over a 5 year period *(2023-2018) – data as of 31 May 2023*	-3.8%
Total investment value after 1 year based on FTSE EPRA/NAREIT UK Index Return**	9,620
Total dividend payments received throughout the previous 1 year (to be increased once further full years are available)*** *Dividends have not been re-invested when received and therefore do not affect the investment value*	555.56
Presumed execution costs to sell shares	20*
Total value of investment, including dividend payments, after execution costs on entry and exit (£40 total)	10,515.56
Fair Value Assessment Conclusion	Based on the dividend history, this product offers fair value at the investment amount proposed in this example.

** and ** footnotes can be found on previous slide, providing context to this worked example.*

Assessment of Fair Value
5. Impact on Return

This is a worked example demonstrating the impact of total costs on the fund's return. The effect of the costs are purely on the value of the fund, no costs are additionally charged to investors.

This example considers the impact on return per year of investment. These costs ultimately reduce the value of your investment.

This example does not take account of any increases to the share price or increase to NAV, nor the effect of any dividend payments received.

There is no cost associated with entry or exit that is charged directly by the fund to investors.

* The Dividend Target of 4p per share is not guaranteed. There is no assurance that the target dividend will be achieved.

Initial Investment (£)	**10,000**		
Impact on return (RIY) per year	1.48%		
Total costs paid	**Year 1** 148.25	**Year 3** 450.88	**Year 5** 762.37
Total investment value after 5 years	9,237.63		
Fair Value Assessment Conclusion	This product is an income product that pays dividends* which may increase the value of an investment beyond that of costs paid.		

Fair Value Assessment Conclusion

Based on the assumptions detailed throughout, the worked examples undertaken and noting the subjectivity of certain benefits and non-financial costs associated with the Product that cannot be quantified, **the Firm has concluded that the costs and benefits that investors can reasonably expect from the Product for the foreseeable period currently provide fair value to retail customers that fall within the Product's target market.**

Periodic Re-assessment of the Price and Value

G10 Capital as AIFM and manufacturer of the product will monitor and assess the value of the Product on an ongoing basis and shall conduct an annual review of this value assessment, unless an earlier review is deemed necessary owing to circumstances such as changes in the Product's features or costs, indicators of consumer harm, any change in the Product's target market, changes in distribution strategy or other material external factors that may impact the Product's value to retail customers.

When monitoring that the Product is meeting the price and value outcome expectation, the Firm will take into account a number of factors and types of data. This could include the monitoring of:

- the expected price paid by customers, including associated fees and charges and those incurred further down the distribution chain;
- profitability data, including revenue and profit margins;
- customer complaints and root cause analyses;
- surveys, focus groups, or other customer research;
- feedback from other firms in the distribution chain;
- the cost of providing the product, including credit risk;
- market conditions, such as the interest rate environment or rates for comparable products.

In the instance that the Firm identifies that the Product does not provide fair value, it shall take appropriate action to address the issue. This may include amending the benefits or price of the Product so that it provides fair value, withdrawing the Product, or where consumers have suffered harm, providing redress.

Date of last review	July 2023
Latest date of re-review *No more than 12 months after previous review*	June 2024

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