

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

ISIN: GB00BP5X4Q29

PRIP 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

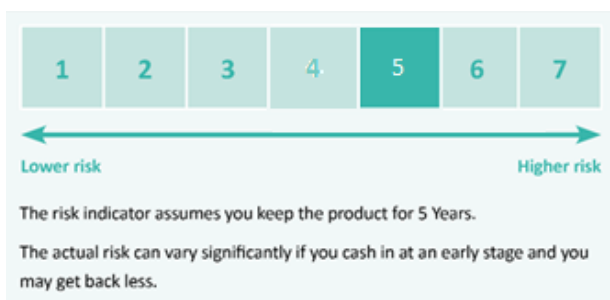
Competent Authority: Financial Conduct Authority

Date of Publication: 30-09-2024

What is this product?

Type	Investment trust. These are ordinary shares traded on the London Stock Exchange.	Asset Segregation	Assets and liabilities are not segregated.
Product 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.	Sustainability Policy	Sustainability is one of the factors considered when an investment opportunity is under consideration. Sustainability is also one of the key considerations when a real estate asset is refurbished or redeveloped.
Investment Approach	The fund will invest in the UK "Golden Triangle", which are property assets in London, Oxford, and Cambridge.	SFDR	Article 6.
Investment Policy	The Company seeks to achieve its investment objective by investing in a diversified portfolio of properties across the UK which are typically leased or intended to be leased to tenants operating in, or providing a benefit to, the life science sector (“Life Science Properties”). Life science is the branch of sciences concerned with all processes affecting living organisms. This encompasses servicing and the study of the breadth of life systems, and the structure and behaviour of living things. Companies operating in the life science sector include, but are not limited to, those involved in the innovation, development and/or production of assets directly or indirectly for human health purposes. These assets include compounds, products and devices derived and designed for application in numerous fields.	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.
Benchmark	The fund is managed without use of any benchmark.	Term	This Product has no maturity date.
Distribution Policy	Life Science REIT will pay a sustainable dividend in line with earnings.	Depository	GEN II Fund Services (UK) Limited.
Redemption Policy	Shares cannot be redeemed on demand.	Further Information	A copy of the Prospectus and latest annual and semi-annual financial report in English and the latest Net Asset Value per Share are available free of charge upon request from https://lifesciencereit.co.uk/ .

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



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 5 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.

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.

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Performance Scenarios

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 you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Recommended Holding Period – 5 Years		Example Investment GBP 10,000	
Scenarios		1 Year	5 Years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress scenario	What you might get back after costs	2 170 GBP	1 820 GBP
	Average return each year	-78.29%	-28.87%
Unfavourable scenario	What you might get back after costs	4 610 GBP	3 620 GBP
	Average return each year	-53.85%	-18.37%
Moderate scenario	What you might get back after costs	9 610 GBP	8 900 GBP
	Average return each year	-3.86%	-2.32%
Favourable scenario	What you might get back after costs	12 960 GBP	11 250 GBP
	Average return each year	29.58%	2.38%

Unfavourable scenario: This type of scenario occurred for an investment between (07/2019 - 07/2024).

Moderate scenario: This type of scenario occurred for an investment between (07/2017 - 07/2022).

Favourable scenario: This type of scenario occurred for an investment between (12/2014 - 12/2019).

The before-mentioned calculations were performed using benchmark FTSE All-Share Index

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 person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time-

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- GBP 10 000 is invested.

Investment £10,000

Scenarios	If you cash in after 1 Year	If you cash in at the recommended holding period of 5 Years
Total costs	110	550
Annual Cost Impact (*)	1.1%	1.1%

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(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be -0.11% before costs and -1.21% after costs

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 upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee	0 GBP
Exit costs	We do not charge an exit fee for this product	0 GBP
Ongoing costs taken each year		
Management fee and other administrative or operating costs	1.10% of the value of your investment per year up to £500 million of net asset value (NAV), 0.9% of NAV above £500 million and 0.75% of NAV above £1 billion	110 GBP
Transaction costs	0.00% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	0 GBP
Incidental costs taken under specific conditions		
Performance fees	The actual amount will vary depending on how well your investment performs and is equal to 0.00%. The aggregated cost estimation above includes the average over the last 5 years.	0 GBP

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

Recommended holding period: 5 Years

There is no recommended holding period however the Company is designed for long term investment and you should be prepared to remain invested for at least 5 years. The Company does not have a redemption facility. Shareholders wishing to realise their investment may do so by selling their shares in the market via a broker.

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:

Postal Address: Central Square, 29 Wellington Street, Leeds, LS1 4DL

Email: labs_cosec@linkgroup.co.uk

Other relevant information

Other relevant information related to this fund can be found on-

<https://lifesciencereit.co.uk/investors/shareholder-information/>.

<https://priips-performance-chart.com/life-science/GB00BP5X4Q29/en/eu/>

<https://priips-scenarios.com/life-science/GB00BP5X4Q29/en/eu/>