

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.

Life Science REIT plc (GB00BP5X4Q29)

G10 Capital Limited

Website: www.lifesciencereit.co.uk

Phone: 07391408245

Competent Authority: Financial Conduct Authority

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What is this product?

Type

Investment trust. These are ordinary shares traded on the London stock exchange

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

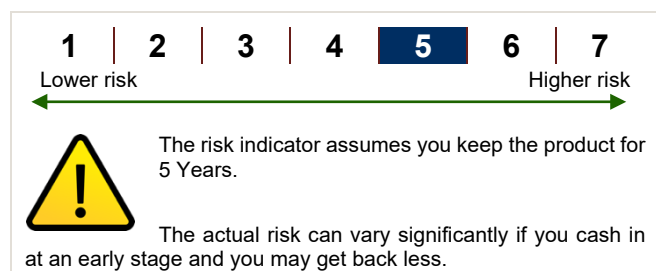
This Product is designed to be suitable for institutional investors and professionally advised private investors. This Product may also be suitable for investors who are financially sophisticated, non-advised private investors who are capable of evaluating the risks and merits of such an investment and 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 specializes in advising on the acquisition of shares and other securities before investing in the Product.

Term

This Product has no maturity 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 we are not able to pay you.

We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely 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.

Investment performance information

There are numerous ongoing factors that can affect, positively or negatively, Life Science REIT's performance. The main risks to Life Science REIT are: a) Macroeconomic and Geopolitical Issues affecting market conditions (e.g. Recessions, War, Inflation) and therefore affecting Valuations and Revenue b) Life Science REIT depending on the diligence, skill, judgement and business contacts of the Investment Adviser's investment professionals c) Development, refurbishment, extension, enhancement and maintenance works that may involve significant costs and unearth further issues d) Illiquid Nature of assets at time of stress e) Change in the tax status of the Company or a member of its corporate group or in taxation legislation in the UK f) Issues with key service providers g) Borrowing for Investment Purposes when the borrowing on the Company's Portfolio Properties is lower than the cost of borrowing

Life Science REIT is the only REIT focusing on the Life Science Sector, therefore there are no direct benchmarks or peers where performance can be directly compared against. As Life Science REIT is now listed on the Premium Segment of the Main Market on the London Stock Exchange, the performance can be compared against the FTSE All Share Index

The Company is a closed-ended investment fund domiciled in England and Wales and is listed on the Premium segment of the Official List of the FCA and admitted to trading on the London Stock Exchange's main market for listed securities. The Company has an unlimited life and there is no maturity date for the ordinary shares. There is no recommended holding period for the ordinary shares. The return from an investment in the ordinary shares will be driven by the price at which the ordinary shares are sold compared to the original purchase price, and by any dividends paid by the Company to the investors in its ordinary shares during the holding period. The price at which an investor may dispose of ordinary shares will depend on the prevailing secondary market price, which may, or may not, reflect the prevailing net asset value per ordinary share.

What could affect my return positively?

Scenarios that could positively impact the Company's business, prospects or results include but are not limited to: (i) an increase in UK property rental values; (ii) an increase in UK property market confidence; (iii) good operational performance of tenants; (iv) Ironstone identifying investments which offer high returns or are on financially attractive terms; (v) the market value of the Company's shares increasing

What could affect my return negatively?

Scenarios that could negatively affect the Company's business, prospects or results include but are not limited to: (i) materially adverse changes in economic conditions affecting the UK property rental market, including a decrease in capital values and a weakening of rental yields; (ii) adverse changes in contractual relationships with tenants; (iii) the level of competition in the UK commercial real estate market; (iv) the loss of the Company's REIT status; and (v) an increase in costs.

What happens if G10 Capital Limited is unable to pay out?

Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities have been paid. There is no compensation or guarantee scheme in place that applies to the product. In view of this, if you choose to invest in this product, 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.

They include potential early exit penalties. 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.

Investment GBP 10 000 Scenarios	If you cash in after 1 Year	If you cash in after 3 Years	If you cash in after 5 Years
Total costs	100	300	500
Impact on return (RIY) per year	1.00%	1.00%	1.00%

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%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
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	1.00%	The impact of the costs that we take each year for managing your investments. 1.0% of the value of your investment per year of the higher of the market capitalization and 70% of the NAV.
Incidental costs	Performance fees	0.00%	The impact of the performance fee.
	Carried interests	0.00%	The impact of carried interests.

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. If you have any complaints about the product or conduct of the manufacturer or the person advising on, or selling, the product you may lodge your complaint in one of three ways: 1) Website: <http://www.lifesciencereit.co.uk> 2) Email address: contact@lifesciencereit.co.uk 3) Postal Address: 55 Wells Street London W1T 3PT, United Kingdom

Other relevant information

Other relevant information related to this fund can be found on www.lifesciencereit.co.uk/investors/shareholder-information