

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)

Life Science REIT plc is authorized in United Kingdom and regulated by Financial Conduct Authority. This product is managed by G10 Capital Limited, a member of IQEQ, which is authorized in United Kingdom and supervised by Financial Conduct Authority. For more information on this product, please refer to www.lifesciencereit.co.uk or call 07391408245.

This document was published on 31-01-2026

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

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

Objectives

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.

Investment approach The fund will invest in the UK "Golden Triangle", which are property assets in London, Oxford, and Cambridge.

Investment policy LABS is a REIT and therefore invests in real estate assets rather than financial instruments.

Benchmark The fund is managed without use of any benchmark.

Distribution policy Life Science REIT will pay a sustainable dividend in line with earnings.

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.

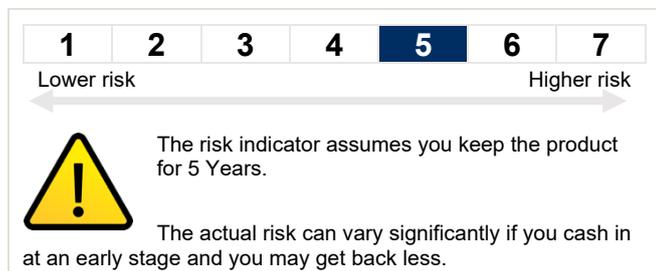
Term The product has no maturity date.

Practical information

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?

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.

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 Example Investment Scenarios | 5 years GBP 10 000 | If you exit after 1 Year | If you exit after 5 years |
|---|---|-----------------------------|-----------------------------|
| Minimum | There is no minimum guaranteed return. You could lose some or all of your investment. | | |
| Stress | What you might get back after costs | 2 450 GBP | 1 830 GBP |
| Unfavourable | Average return each year What you might get back after costs | -75.46% 4 610 GBP | -28.76% 3 630 GBP |
| Moderate | Average return each year What you might get back after costs | -53.85% 9 620 GBP | -18.33% 7 100 GBP |

| | | | |
|-------------------|--|-------------------|-------------------|
| Favourable | Average return each year | -3.76% | -6.61% |
| | What you might get back after costs | 13 910 GBP | 11 090 GBP |
| | Average return each year | 39.11% | 2.08% |

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 (11/2018 - 11/2023).

Favourable scenario: This type of scenario occurred for an investment between (05/2016 - 05/2021).

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

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 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 GBP 10 000 | | |
|-------------------------------|--|----------------------------------|
| Scenarios | If you exit after 1 Year | If you exit after 5 years |
| Total Costs | 70 GBP | 350 GBP |
| Annual Cost impact (*) | 1.0% of the value of your investment per year of either the higher of the market capitalization or 70% of the 1% if the NAV is higher. | |

(*) 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 -5.61% before costs and -6.61% after costs.

Composition of costs

| 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 | 1.0% of the value of your investment per year of either the higher of the market capitalization or 70% of the 1% if the NAV is higher. | 70 GBP |
| Transaction costs | 0.0% 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 0.0%. 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. Complaints about the investment company should be sent to:

Other relevant information

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

Life Science REIT and British Land are pleased to announce that they have reached agreement on the terms and conditions of a recommended cash and share offer by British Land for the entire issued and to be issued share capital of Life Science REIT. Further information is here-

[Recommended offer for Life Science REIT PLC - 07:00:09 28 Jan 2026 - BLND News article | London Stock Exchange](#)

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

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