PRIIPs KID For **LXI REIT PLC**

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 gain and losses of this and to help you compare it with other products.

Product

Name: LXI REIT PLC AIF Fund Ordinary Share Class (Stg)
ISIN: GB00BYQ46T41
Manufacturer: L J Admin Limited
Competent Authority: Financial Conduct Authority
Contact Details: http://www.lxireit.com:LXi REIT Advisors Limited. Email: info@lxireitadvisors.com.
Telephone: +44 (0)207 195 1400
Date of Publication: 28th January 2019

What is this product?

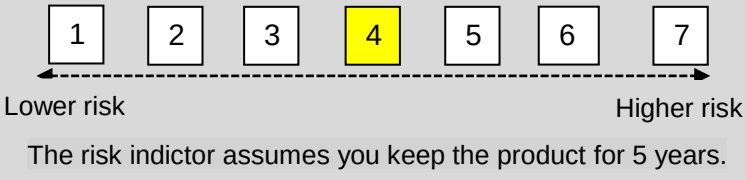
Type: This product is an Alternative Investment Fund.
Strategy: LXI REIT plc is a real estate investment trust targeting attractive inflation-protected income and capital returns through a diversified portfolio of very long-let and index-linked UK property assets.
Intended Investor This product is intended for investors who are prepared to take on a relatively high level of risk of loss to their original capital in order to get a higher potential return, and who plan to stay invested for at least 5 years. It is designed to form part of a portfolio of investments in Real Estate in the UK.
This product is a closed-ended investment company.

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

Risk Indicator



Summary Risk Indicator



The risk indictor assumes you keep the product for 5 years.

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 the fourth highest risk class. Poor economic conditions are likely impact the performance of LXI REIT and consequently the capacity of the product to provide returns to investors.
This product does not include any protection from future market performance, so you could lose some or all of your investment.

Performance Scenarios	Scenarios		1 year	3 year	5 year (Recommended holding period)
	Stress scenario	**What you might get after costs**	**£6,669**	**£6,191**	**£5,274**
		Average return each year	**-33.31%**	**-14.77%**	**-12.01%**
	Unfavourable scenario	**What you might get after costs**	**£9,792**	**£10,800**	**£11,957**
		Average return each year	**-2.08%**	**2.60%**	**3.64%**
	Moderate scenario	**What you might get after costs**	**£10,936**	**£13,086**	**£15,232**
		Average return each year	**9.36%**	**9.38%**	**8.78%**
	Favourable scenario	**What you might get after costs**	**£12,226**	**£15,873**	**£19,415**
		Average return each year	**22.26%**	**16.65%**	**14.19%**

The performance scenarios 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 evidence from the past on how the value of this type of investment varies, 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.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor.

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

What happens if LXI REIT is unable to pay out? The performance of the product depends on the performance of LXI REIT PLC and the ability to sell or dispose of the shares held in LXI REIT. Investments in the product are not covered by an investor compensation scheme.

What are the costs?

Costs over Time

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. The figures assume you invest £10,000. The figures are estimates and may change in the future. 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 £10,000:

Total costs	£224
Impact on return (RIY) per year	2.24%

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; - the meaning of the different cost categories

This table shows the impact on return per year

One-off costs	Entry costs	0	The impact of the costs you pay when entering your investment.
	Exit costs	0	The impact of the costs of exiting your investment when it matures
Ongoing costs	Portfolio transaction costs	1.48%	The impact of the costs of us buying and selling underlying investments for the product
	Other ongoing costs	0.76%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental Costs	Carried interests	0	The impact of carried interests. A payment of y% of the final return will take place subsequently to the exit of the investment.

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

This product has no required minimum holding period but is designed for long term investment; you should be prepared to stay invested for at least 5 years. You may sell your shares in the product, without penalty, on any day on which the banks are normally open for business in the UK.

How can I complain?

If you wish to complain about the product, or the conduct of the manager, please contact http://www.lxireit.com:LXi REIT Advisors Limited. Email: info@lxireitadvisors.com. Telephone: +44 (0)207 195 1473

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available online at http://www.lxireit.com