

KEY INFORMATION DOCUMENT ("KID")

CC JAPAN INCOME & GROWTH TRUST PLC

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

PRODUCT:	CC Japan Income & Growth Trust plc ("CC Japan" or the "Company") – subscription shares
ISSUER NAME:	Coupland Cardiff Asset Management LLP ("PRIIPS Manufacturer")
PRODUCT CODE:	GB00BM90B010
WEBSITE:	www.couplandcardiff.com
CALL NUMBER:	+44 207 321 3470
REGULATOR:	Financial Conduct Authority
DOCUMENT VALID AS AT:	18/02/2021

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

WHAT IS THIS PRODUCT?

TYPE:	The Company is a closed-ended investment company incorporated in England and Wales. The product consists of subscription shares of nominal value 0.1 pence each in the capital of the Company that are admitted to the standard segment of the official list of the Financial Conduct Authority and to trading on the London Stock Exchange plc's main market for listed securities (standard segment).
OBJECTIVES:	To provide the holder of each subscription share with the right (but not the obligation) to subscribe for one ordinary share on exercise of the rights attaching to the subscription shares and on payment of the subscription price, which 161 pence (being the unaudited published NAV per ordinary share as at the close of business on 15 February 2021, plus a one per cent. premium to such NAV per ordinary share, rounded up to the nearest whole penny). Notice of the exercise of the subscription share rights may be given on the last business day of each calendar quarter commencing on 31 May 2021 and finishing on the last business day in February 2023, after which the subscription share rights will lapse except in the circumstances set out in the prospectus in respect of the subscription shares.
INTENDED RETAIL INVESTOR:	The shares are suitable for retail clients investing through services with a suitability and appropriateness assessment, investment advice and/or portfolio management, who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment based on this document and the most recent annual and half yearly financial reports of the Company together with the prospectus in respect of the subscription shares (all available at www.ccjapanincomeandgrowthtrust.com), who have sufficient resources to be able to bear any losses that may result from the investment.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?



Lower risk Higher risk

You may not be able to sell your product easily or may have to sell at a price that significantly impacts on how much you get back.

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.

We have classified this product as 7 out of 7, which is the highest risk class.

This rates the potential losses from future performance at a very high level, and poor market conditions are very likely to impact the product's performance.

This product does not include any protection from future market performance so you could lose some or all of your investment.

The market price of the subscription shares will be determined by market forces (including the NAV and the market price of an ordinary share) and there is no guarantee that the subscription shares will have a market value.

This graph shows how the return on your investment depends on the share price of the underlying ordinary share. This graph illustrates how your investment could perform. You can compare them with the pay-off graphs of other derivatives.

The graph presented gives a range of possible outcomes and is not an exact indication of what you might get back. What you get will vary depending on how the underlying will develop. For each value of the underlying, the graph shows what the profit or loss of the product would be. The horizontal axis shows the various possible prices of the underlying value on the relevant exercise date and the vertical axis shows profit or loss.

Buying this product holds that you think the underlying price will increase.

Your maximum loss would be that you will lose all your investment (cost of purchase).

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.

PERFORMANCE SCENARIOS



WHAT HAPPENS IF CC JAPAN INCOME & GROWTH TRUST PLC IS UNABLE TO PAY OUT?

As a shareholder of the Company, you will not be able to make a claim to the Financial Services Compensation Scheme, nor to any other compensation or guarantee scheme about the Company, in the event that the Company is unable to pay out.

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, for three different holding periods. They include potential early exit penalties. The figures assume you invest 10,000 GBP. 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 10000 GBP	IF YOU CASH IN AFTER 3 MONTHS	IF YOU CASH IN AFTER 1 YEAR	IF YOU CASH IN AFTER 3 YEARS
Total costs	0 GBP	0 GBP	0 GBP
Impact on return (RIY) per year	0 %	0 %	0 %

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.

* What the different cost categories mean.

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. The impact of costs are already included in the price. This excludes the costs of distribution of your product.
	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	0.00 %	The impact of the costs that we take each year for managing your investments.
INCIDENTAL COSTS	PERFORMANCE FEE	0.00 %	No performance fee is charged.
	CARRIED INTERESTS	0.00 %	The Product does not pay carried interest.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

RECOMMENDED MINIMUM HOLDING PERIOD: LESS THAN 1 YEAR

Although the subscription shares are tradable securities, it is possible that there may not be a liquid market in the subscription shares and investors may have difficulty in selling such securities.

HOW CAN I COMPLAIN?

As a shareholder of the Company, you do not have the right to complain to the Financial Ombudsman Service about the management of the Company. Complaints about the Company or the Key Information Document should be sent to the address stated below, for the attention of the Company secretary:

POSTAL ADDRESS: CC Japan Income & Growth Trust plc, 1st Floor, Senator House, 85 Queen Victoria Street, London, EC4V 4AB

WEBSITE: www.couplandcardiff.com

E-MAIL: London@praxisifm.com

TELEPHONE: +44 (0) 20 4513 9260

OTHER RELEVANT INFORMATION

Further information relevant to the Company is available at www.ccjapanincomeandgrowthtrust.com. Such information includes details of the Company's share price, net asset value and copies of the reports and accounts and other documents and announcements published by the Company.

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. Depending on how you buy these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary. The cost, performance and risk calculations included in this document follow a prescribed methodology and are not determined by the Board or the PRIIPS Manufacturer.