

# Key Information Document

Investor Class (ISIN: GG00BMC7TM77)

## 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

**Name:** Cordiant Digital Infrastructure Limited - Ordinary Share

**Name of PRIIP Manufacturer:** Cordiant Capital Inc.

**ISIN:** GG00BMC7TM77

**Contact details:** The Company can be contacted through its company secretary Ocorian Administration (44 1481 742742). The Company's website is [www.cordiantdigitaltrust.com](http://www.cordiantdigitaltrust.com)

**Date of production of this document:** 29 January 2021

## What is this product?

**Type:** Cordiant Digital Infrastructure Limited (the "Company") is a non-cellular company limited by shares incorporated under the laws of Guernsey with registered number 68630 and registered as a registered closed-ended investment scheme. The Company was incorporated in Guernsey under the Companies Law on 4 January 2021

**Objectives:** The Company will seek to generate attractive total returns (on a risk adjusted basis) for Shareholders over the longer term, comprising capital growth and a progressive dividend, through investment in Digital Infrastructure Assets.

The Company will invest principally in operating Digital Infrastructure Assets, with a predominant focus on data centres, mobile telecommunications/broadcast towers and fibre-optic network assets, primarily located in the UK, the EEA, the United States of America and Canada

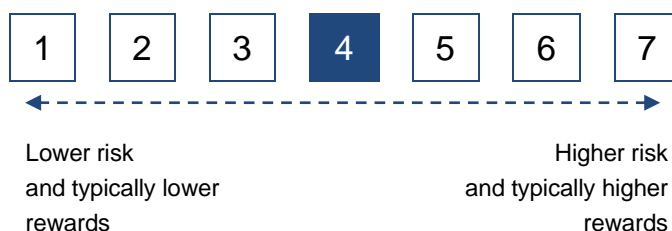
**Intended retail investor:** The Ordinary Shares will be admitted to the Specialist Fund Segment of the main market of the London Stock Exchange plc (the "Specialist Fund Segment"), which is intended for institutional, professional, professionally advised and knowledgeable investors who understand, or who have been advised of, the potential risk from investing in companies admitted to the Specialist Fund Segment. The Specialist Fund Segment is only suitable for investors: (i) who understand the potential risk of capital loss and that there may be limited liquidity in the underlying investments of the Company; (ii) for whom an investment in securities admitted to trading on the Specialist Fund Segment is part of a diversified investment programme; and (iii) who fully understand and are willing to assume the risks involved in such an investment portfolio.

It should be remembered that the price of the Ordinary Shares can go down as well as up.

**Maturity:** There is no maturity date.

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

Risk indicator



**This risk indicator assumes you keep the product for 5 years which is the recommended holding period. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.**

The summary risk indicator is a guide to the level of risk of the Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the market or because we are not able to pay you. We have classified this Product as 4 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 our 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 what is owed, you could lose your entire investment.

### Performance Scenarios

Investment of £10,000

Scenarios		<i>Recommended holding period</i>		
		1 year	3 years	5 years
Stress Scenario	What you might get back after costs	£4,360	£5,921	£5,340
	Average Return each year	-56.40%	-16.03%	-11.79%
Unfavourable Scenario	What you might get back after costs	£8,537	£7,754	£7,327
	Average Return each year	-14.63%	-8.13%	-6.03%
Moderate Scenario	What you might get back after costs	£10,157	£10,476	£10,804
	Average Return each year	1.57%	1.56%	1.56%
Favourable Scenario	What you might get back after costs	£12,080	£14,148	£15,927
	Average Return each year	20.80%	12.26%	9.76%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming 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 a reasonable and conservative best estimate of the expected values, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment.

The unfavourable 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 figure show includes 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 happens if Cordiant Digital Infrastructure Limited is unable to pay out?

The Ordinary Shares will be admitted to trading on the Specialist Fund Segment. 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.

## 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. 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 of £10,000

Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at the end of the recommended holding period
Total Costs	£141	£441	£769
Impact on return (RIY) per year	1.41%	1.41%	1.41%

### Composition of costs

The table below shows:

- The impact each year of the different types of costs on the investment returns 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%	As a closed end investment trust, no entry charges apply.
	Exit costs	0.00%	As a closed end investment trust, no exit charges apply.
Ongoing costs	Portfolio transaction costs	0.18%	The impact of the costs of buying and selling underlying investments for the Product.
	Other on-going costs	1.23%	The impact of the ongoing charges applicable to the Product.
Incidental costs	Performance fees	0.00%	The performance fee is calculated as 12.5% of excess returns (the lower of the share price total return and the NAV total return) over a 9% p.a. compounding hurdle
	Carried interests	0.00%	No carried interests apply to the Product

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

Recommended holding period: 5 years.

This is a medium to long term investment.

The company is a closed-ended investment company whose Ordinary Shares are admitted will be admitted to trading on the Specialist Fund Segment. Shareholders who wish to realise their investment may only do so by selling their shares on the market. The price at which the shares are traded will be based on trading prices at the time on the London Stock Exchange on any normal business day.

## How can I complain?

Complaints should be addressed to [Cordiant@Ocorian.com](mailto:Cordiant@Ocorian.com).

## 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 [www.cordiantdigitaltrust.com](http://www.cordiantdigitaltrust.com)