

# 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.

## Product

**Product:** Gore Street Energy Storage Fund plc (the "**Company**") – Ordinary Shares

**Issuer:** Gore Street Energy Storage Fund plc

**ISIN:** GB00BG0P0V73

**Website:** [www.gsenergystoragefund.com](http://www.gsenergystoragefund.com)

**Telephone number for more information:** +44 (0) 207 409 0181

**Document valid as at:** 25/11/2020

Gore Street Energy Storage Fund plc is considered the manufacturer for the purposes of this document. Gore Street Capital Limited is the Alternative Investment Fund Manager of the Company. Gore Street Capital Limited is authorised and regulated by the Financial Conduct Authority.

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

## What is this product?

### Type

This is a closed-ended investment company incorporated in England and Wales.

### Objective

#### *Investment objective*

The Company seeks to provide investors with a sustainable and attractive dividend over the long term by investing in a diversified portfolio of utility scale energy storage projects primarily located in the UK & Republic of Ireland, although the Company will also consider projects in North America and Western Europe. In addition, the Company seeks to provide investors with an element of capital growth through the re-investment of net cash generated in excess of the target dividend in accordance with the Company's investment policy.

#### *Investing policy*

Individual projects will be held within special purpose vehicles into which the Company will invest through equity and/or debt instruments. Typically, each special purpose vehicle will hold one project but there may be opportunities where a special purpose vehicle owns more than one project. The Company will typically seek legal and operational control through direct or indirect stakes of up to 100 per cent. in such special purpose vehicles, but may participate in joint ventures or acquire minority interests where this approach enables the Company to gain exposure to assets within the Company's investment policy which the Company would not otherwise be able to acquire on a wholly-owned basis. In such circumstances the Company will seek to secure its shareholder rights through the usual protective provisions in shareholders' agreements and other transactional documents.

The Company currently intends to invest primarily in energy storage projects using lithium-ion battery technology as such technology is considered by the Company to offer the best risk/return profile. However, the Company is ultimately agnostic as to which energy storage technology is used by its projects and will monitor projects with alternative battery technologies such as sodium and zinc derived technologies, or other forms of energy storage technology such as flow batteries/machines and compressed air technologies, and will consider such investments (including combinations thereof) where they meet the investment policy and objectives of the Company.

The Company does not intend that the aggregate value of investments outside the UK & Republic of Ireland will be more than 40 per cent of gross asset value (calculated at the time of investment). The Company may invest cash held for working capital purposes and pending investment or distribution in cash or near-cash equivalents, including money market funds. The Company may (but is not obliged to) enter into hedging arrangements in relation to currency, interest rates and/or power prices for the purposes of efficient portfolio management. The Company will not enter into derivative transactions for speculative purposes.

The Board and the Investment Manager are undertaking a review of the Company's gearing policy to ensure that it is accretive to Shareholders and in line with the financing needs of the Group's expanding portfolio, the Company intends imminently to utilise cash borrowings for the first time, in order to fund the acquisition and/or development of assets but there has been no change to the maximum level of leverage that the Company may employ. Such leverage will not exceed 15 per cent. (at the time of borrowing) of the Company's gross asset value without shareholder approval.

The Company intends to hold its investments until the end of their useful life. However, assets may be disposed of or otherwise realised where it is determined by Gore Street Capital Limited, the Company's investment manager, that such realisation is in the interests of the Company.

### Intended retail investor

The product is intended for institutional investors, professionally-advised retail investors and non-advised retail investors with at least basic market knowledge and experience, seeking access to a diversified portfolio of utility scale energy storage projects in the UK and elsewhere, in particular in North America and West Europe.

### Maturity

Subject to the continuation vote arrangements described below, this product does not have a maturity date.

There are no provisions entitling the manufacturer of this product to terminate the product unilaterally, nor for the automatic termination of the product.

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

### Risk Indicator

1	2	3	4	5	6	7
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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.

The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. The PRIIP holds no capital protection against market risk. The PRIIP holds no capital guarantee against credit risk. 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 market or because we are not able to pay you.

### Performance Scenarios

Investment of £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress Scenario	What you might get back after costs	£3,140	£4,348	£3,285
	Average Return each year	-68.60%	-24.24%	-19.96%
Unfavourable Scenario	What you might get back after costs	£8,816	£8,639	£8,831
	Average Return each year	-11.84%	-4.76%	-2.46%
Moderate Scenario	What you might get back after costs	£10,584	£11,872	£13,316
	Average Return each year	5.84%	5.89%	5.90%
Favourable Scenario	What you might get back after costs	£12,734	£16,349	£20,124
	Average Return each year	27.34%	17.80%	15.01%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest in £10,000 from the outset. The scenarios shown illustrate how your investments 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 investment varies, and are not an exact indicator. What you get back will vary depending on how the market performs and how long you keep the investment. 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 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 Gore Street Energy Storage Fund plc is unable to pay out?

As a shareholder of the Company, you will not be entitled to compensation from the Financial Services Compensation Scheme or any other compensation scheme in the event that the Company were unable to pay any dividends or other returns it may elect to pay from time to time, or if it were unable to pay amounts due to you on a winding-up. No guarantee scheme applies to an investment in the Company.

## What are the costs?

### Costs 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 after 5 years
<b>Total Costs</b>	<b>£231</b>	<b>£790</b>	<b>£1,502</b>
Reduction In Yield (RIY) per year	2.31%	2.31%	2.31%

### Composition of Costs

This table shows the impact on return per year			
<b>One-off costs</b>	<b>Entry costs</b>	0.00%	The impact of the costs you pay when entering your investment. (This is the most you could pay and could pay less). The impact of costs already included in the price (this is the most you will pay and you could pay less).
	<b>Exit costs</b>	0.00%	The impact of costs of exiting your investment when it matures.
<b>Ongoing costs</b>	<b>Portfolio transaction costs</b>	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	<b>Other ongoing costs</b>	1.99%	The impact of the costs that we take each year for managing your investments.
<b>Incidental costs</b>	<b>Performance fees</b>	0.32%	The impact of the performance fee. We take these from your investment if the product outperforms its benchmark. Performance fee is capped at 0.50%.
	<b>Carried interest</b>	0.00%	The impact of carried interest.

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

An investment in the Company should be regarded as a long term investment. As such, there is no required minimum holding period for the shares in the Company (although a holding period of 5 years has been used for the purposes of the calculations in this document).

In 2023, the Board will propose at the Company's annual general meeting a shareholder resolution that the Company continue in existence as an investment company. If such resolution is passed, the Company will continue its operations and a similar resolution will be put to Shareholders every five years thereafter. If a continuation resolution is not passed the Board will, at that annual general meeting or at an extraordinary general meeting held within six months of that annual general meeting, propose a resolution to wind-up the Company or one or more resolutions to implement a reconstruction, amalgamation or other material alteration to the Company or its activities or any other appropriate alternative based upon current circumstances, as the Board thinks fit.

Shareholders wishing to realise their investment may also do so by selling their shares in the market.

## How can I complain?

As a shareholder of the Company you do not have the right to complain to the Financial Ombudsman (FOS) about the management of the Company. Complaints about the Company or Gore Street Capital Limited, as investment manager of the Company, should be communicated to the company secretary using any of the contact details set out below:

**Postal address:** c/o JTC Group, The Scalpel, 18<sup>th</sup> Floor, 52 Lime Street, London, EC3M 7AF

**Website:** [www.gsenergystoragefund.com](http://www.gsenergystoragefund.com)

**Telephone:** +44 (0) 207 409 0181

**Email:** [gorestreet.cosec@jtcgroup.com](mailto:gorestreet.cosec@jtcgroup.com)

## Other relevant information

You can obtain further information about the Company, such as details of the Company's net asset value, its shares and copies of the financial reports, investor reports and other documents published by the Company, as well as information on the Directors

and governance arrangements, from the Company's website: [www.gsenergystoragefund.com](http://www.gsenergystoragefund.com). Hard copies of these documents are available free of charge upon request. You can also refer to this website for additional information such as announcements made by the Company to the market.

This key information document is updated at least every 12 months.