

Key Information Document

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.

ICG-Longbow Senior Secured UK Property Debt Investments Limited

ISIN: GG00B8C23S81

ICG-Longbow Senior Secured UK Property Debt Investments Limited is **both** the PRIIP and the PRIIP manufacturer.

Website of <http://www.lbow.co.uk/>

Telephone number: 01481 742 742

The Financial Conduct Authority is the competent authority responsible for the supervision of ICG-Longbow Senior Secured UK Property Debt Investments Limited in relation to this KID.

Date of Production 29/11/2018

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

What is this Product?

ICG-Longbow Senior Secured UK Property Debt Investments Limited is regulated in Guernsey by the Guernsey Financial Services Commission ("GFSC") as a registered closed-ended collective investment scheme incorporated as a non-cellular company limited by shares in Guernsey on 29 November 2012 under The Companies (Guernsey) Law, 2008, as amended. The Company is registered pursuant to the Protection of Investors (Bailiwick of Guernsey) Law, 1987, as amended, (the "POI Law") and the Registered Collective Investment Schemes Rules 2015 (the "RCIS Rules") issued by the GFSC. The principal legislation under which the Company operates is the Companies Law.

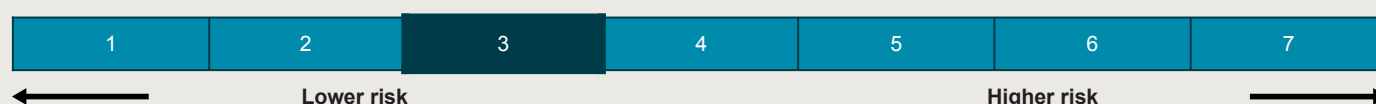
The Company is listed on the London Stock Exchange and its shares can be bought and sold just as those of any other listed Company. The investment objective of the Company is to construct a portfolio of real estate debt related investments predominantly comprising loans secured by first ranking fixed charges against commercial property, with the aim of providing shareholders with attractive, quarterly dividends, capital preservation and, over the longer term, a degree of capital appreciation. The Company may also invest in private funds managed by ICG-Longbow, the real estate debt business of Intermediate Capital Group Plc. The Company may borrow to purchase assets which may increase any gains or losses made by the Company. The Company's shares are bought and sold on the main market of the London Stock Exchange. Typically, at any given time on any given day, the price you pay for a share will be higher than the price at which you could sell it. The Company has an indefinite life.

Intended Retail Investor


Investors who are capable of evaluating the merits and risks of an investment in the Company and who have sufficient resources to be able to bear any losses (which may be equal to the whole amount invested) which may result from such investment. Accordingly, typical retail investors in the ordinary shares of the Company are expected to be investors capable of making an informed investment decision.

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

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.



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 value of the investment is exposed to short term volatility due to performance of the underlying loans and current conditions of the UK Commercial Real Estate Market. Further details of the risks relevant to the Company are set out in its annual report and financial statements, which are available at <http://www.lbow.co.uk/>. This product does not include any protection from future market performance so you could lose some or all of your investment.

 We have classified this product as 3 out of 7, which is a medium low risk class. This rates the potential losses from future performance at a medium low level, and poor market conditions are unlikely to impact the amount you could get back.

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

This 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 similar products. The scenarios presented are an estimate of future performance based on evidence from the past, and are not an exact indicator. What you get will depend 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, where applicable, but may not include all the costs that you pay to your adviser or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

Investment £10,000

Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£6,907	£7,208	£6,509
	Average return each year	-30.93%	-10.34%	-8.23%
Unfavourable scenario	What you might get back after costs	£9,417	£9,622	£10,086
	Average return each year	-5.83%	-1.27%	0.17%
Moderate scenario	What you might get back after costs	£10,531	£11,677	£12,949
	Average return each year	5.31%	5.30%	5.30%
Favourable scenario	What you might get back after costs	£11,775	£14,170	£16,623
	Average return each year	17.75%	12.32%	10.70%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. 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. They include potential early exit penalties. The figures assume you invest £10,000. The figures are estimates and may change in the future.

The manufacturer is required to include the information above and below without any changes. The law was drafted for investments which pay returns directly to investors, not those for which a return is expected to be delivered by the investor selling shares on a market. The performance scenarios above are shown based on share price returns, together with returns for dividends or other distributions. They are entirely independent of the costs shown below, all of which are borne by the Company and have no direct impact on investment performance of the Company's shares. If you sell your shares, you would pay your bank's or stockbroker's dealing charges and be selling at the then available market offer price. That is likely to be lower than the bid price at which others could buy shares at that time. Share prices in the media are typically the mid price, being half way between the offer price and the bid price.

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 £10,000

Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£203	£630	£1,085
Impact on return (RIY) per year	1.93%	1.93%	1.93%

What are the costs? (continued)

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 and, the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment.
	Exit costs	N/A	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	N/A	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.93%	The impact of all costs including management fees.
Incidental costs	Performance fees	N/A	The Company does not charge performance fees.
	Carried interests	N/A	The Company does not charge for carried interest.

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

This is a medium to long term investment so you should be prepared to invest your money for at least five years. The Company is a closed-ended investment company whose shares are traded on the main market of the London Stock Exchange. The Company does not have redemption facility. Shareholders wishing to realise their investment may do so by selling their shares on the market.

As with any investment into a company listed on the stock market, you should remember that:

- the value of your investment and the income you get from it can fall as well as rise, so you may not get back the amount you invested; and
- past performance is no guarantee of future performance.

If you are uncertain about any aspect of your decision to invest, you should consider seeking independent financial advice.

How can I complain?

Complaints about the Company should be addressed to the Company Secretary at, Estera International Fund Managers (Guernsey) Limited, Heritage Hall, PO Box 225, Le Marchant Street, St Peter Port Guernsey, GY1 4HY.

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.

Other relevant information

This document provides key information about your investment, provided on a generic basis. You may obtain further information about ICG-Longbow Senior Secured UK Property Debt Investments Limited from the website, www.lbow.co.uk including this document, annual and interim reports dating back to 2013 and the latest share price.