



The risk indicator assumes you keep the Product for 5 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less than the amount investors.

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 are unlikely to 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		1 year	3 years	5 years Recommended holding period
Stress Scenario	What you might get back after costs	£0,718	£5,855	£5,579
	Average Return each year	-92.82%	-16.34%	-11.01%
Unfavourable Scenario	What you might get back after costs	£8,957	£8,991	£9,401
	Average Return each year	-10.43%	-3.48%	-1.23%
Moderate Scenario	What you might get back after costs	£10,776	£12,308	£14,057
	Average Return each year	7.76%	7.17%	7.05%
Favourable Scenario	What you might get back after costs	£12,616	£16,395	£20,455
	Average Return each year	26.16%	17.91%	15.39%

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 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 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 SEEIT is 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 THE COMPANY 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

The Reduction in Yield (RIY) shows what the impact the total costs you pay may have on your investment return. 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.

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
Total Costs	£163	£567	£1,097
Reduction in Yield (RIY) per year	1.63%	1.62%	1.62%

Composition of Costs

The table shows the impact of each year of the different types of costs on the investment return that you might get at the end of the recommended holding period.

This table shows the impact on return per year over 5 years

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment. The impact of costs already included in the price.
	Exit costs	0.00%	The impact of costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.40%	The impact of the costs of us buying and selling underlying investments for the Product.
	Other ongoing costs	1.22%	The impact of the costs that we take each year for managing your investment.
Incidental costs	Performance fees	0.00%	The impact of the performance fee. We take these from your investment if the Product outperforms its benchmark.
	Carried interests	0.00%	The impact of carried interests.

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. This product has no required minimum holding period, although five years have been used for the purposes of the calculations in the Key Information Document. The shares are traded on the London Stock Exchange and can be traded at any time that the market is open for business.

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 Sustainable Development Capital LLP, as investment manager of the Company, should be communicated to the company secretary using any of the contact details set out below:

Postal address: Sanne Group (UK) Limited, Asticus Building 2nd Floor, 21 Palmer Street, London, SW1H 0AD

Website: <https://www.sannegroup.com/>

Telephone: +44 (0) 20 3327 9720

Email: info@sannegroup.com

OTHER RELEVANT INFORMATION

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

Further material on this fund can be found at www.sdcleeit.com including annual reports and accounts when issued.

The costs are not the maximum fees that you will pay as your broker, bank or financial institution may charge you fees for trading the Company's shares.