Purpose

This document provides you with key investor information about this Company. 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 Company and to help you compare it with other companies.

Product

Alpha Real Trust Limited (ORD NPV)
ISIN: GB00B13VDP26
Issued by Alpha Real Trust Limited or the "Company" (www.alpharealtrustlimited.com)
Competent Authority for the purpose of the Key Information Document: Financial Conduct Authority

31 December 2017

What is this product?

Type

Alpha Real Trust Limited is a closed-ended investment company incorporated in Guernsey. Alpha Real Trust Limited's (the "Company") shares are traded on the Specialist Fund Segment ("SFS") of the London Stock Exchange ("LSE"), ticker ARTL:LSE. The Company's investment adviser is Alpha Real Capital LLP which is authorised and regulated by the Financial Conduct Authority in the United Kingdom.

Objectives

The Company targets investment, development, financing and other opportunities in real estate, real estate operating companies and securities, real estate services, infrastructure, infrastructure services, other asset-backed businesses and related operations and services businesses that offer attractive risk-adjusted total returns.

The Company's real estate investments may be held either directly or indirectly through joint venture or other investment structures, including equity, debt instruments, convertible loans and options or other securities. The Company may also hold positions in a concentrated number of assets or companies. The Company borrows to optimise risk-adjusted returns for investors. The Company has adopted a gearing policy allowing for borrowings of up to 95 per cent. of gross assets to provide the Company with investment flexibility.

The Company currently focuses on high-yielding property, infrastructure and asset backed debt and equity investments in Western Europe that are capable of delivering strong risk adjusted cash flows, including build-to-rent investments.

The current portfolio mix excluding sundry assets/liabilities, is as follows:

- High yielding equity in property investments
- Ground rent investments
- Build-to-rent investments
- High yielding debt
- Other investments
- Cash

Intended retail investor

Intended investors in the Company are asset and wealth managers and other institutional or sophisticated investors. An investment in the Company is suitable only for investors who are capable of evaluating the risks and merits of such investment. This Company is intended for investors who can afford to invest for at least 5 years and can bear significant changes to the value of their investment. Investors should hold this investment as part of a wider investment strategy which consists of a diverse variety of assets.

Term

The Company has an unlimited life and there is no maturity date for the ordinary shares. There is no recommended holding period for the ordinary shares, although five years have been used for the purposes of the calculations in this document. The Company may, but is under no obligation to, repurchase ordinary shares and investors should expect that the primary means of disposing of ordinary shares will be by sales on the secondary market.

Risk Indicator



The risk indicator assumes you keep the product for 5 years. You may not be able to cash in early. You may not be able to sell your investment 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 this Company compared to other companies. It shows how likely it is that the Company will lose money because of movements in the market or because we are not able to pay you. The SRI is based on past data and may change over time and may not be a reliable indicator of the future risk profile of the Ordinary Shares of the Company.

This Company is classified as 6 out of 7, which reflects a very high potential gain or loss in the portfolio's value. Investment in the Company should be regarded as involving a high degree of risk. The Company is only suitable for investors who understand the potential risk of capital loss, for whom an investment in the Company constitutes part of a diversified investment portfolio and who fully understand and are willing to assume the risks involved in investing in the Company.

Independent valuers are used to assess the value of property in which the Company invests. This is a matter of opinion and the realised value may not be recognised until a property is sold. If values in the property market go down or rental income decreases, the Company's value is likely to be negatively affected.

This Company does not include any protection from future market performance, so you could lose some or all of your 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** Average return each year	£6,861 -31%	£4,983 -17%	£3,937 -12%
Unfavourable scenario	**What you might get back after costs** Average return each year	£9,648 -4%	£11,639 5%	£14,743 9%
Moderate scenario	**What you might get back after costs** Average return each year	£11,796 18%	£16,640 22%	£23,473 27%
Favourable scenario	**What you might get back after costs** Average return each year	£14,749 47%	£24,329 48%	£38,217 56%

- This table shows the theoretical money you could get back over the next five 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 companies.
- The scenarios presented are a theoretical estimate of future performance based on evidence from the past, and are not an exact indicator. Past performance is not indicative of future results. What you get will vary depending on how the market performs and how long you keep the investment.
- The theoretical figures shown include 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 may recover from the sale of your shares.

What if Alpha Real Trust is unable to pay out?

The Company is not required to make any payment to you in respect of your investment. If the Company were liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors. The Company's investment manager has no obligation to make any payment to you in respect of the ordinary shares. There is no compensation or guarantee scheme in place that applies to the Company and, if you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment. As a shareholder you would not be able to make a claim to the Financial Services Compensation Scheme about the Company in the event that the Company is unable to pay out.

What are the costs?

Presentation of 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 Company itself, for three different holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

Cost over time

The person selling you or advising you about this Company may charge you other costs, if so, this person will provide you with information about these costs, and show you the impact the 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 after 5 years (the recommended holding period)
Total costs	£465.71	£1,397.12	£2,328.53
Impact on return (RIY) per year	4.7%	4.7%	4.7%

Composition of costs

This table 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, as well as what the different costs categories mean.

One-off costs	Entry costs	N/A	No entry or exit costs are payable to the Company or its Investment Adviser when you acquire ordinary shares, although you may be required to pay brokerage fees or commissions.
	Exit costs	N/A	
Ongoing costs	Portfolio transaction costs	0.98%	The impact of the costs of us buying and selling underlying investments in the Company
	Other ongoing costs	2.7%	The impact of costs that we take each year for managing your investments
Incidental costs	Performance fees	0.95%	The impact of the performance fee. The Investment Manager is also entitled to receive an annual performance fee calculated with reference to total shareholder return ("TSR"), whereby the fee is 20% of any excess over an annualised TSR of 15% subject to a rolling three year high water mark.

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

This product has no required minimum holding period, although five years have been used for the purposes of the calculations in this document. It is designed for long term investment with investors being able to sell their investment at will on the London Stock Exchange. Please note that if the value of your underlying investment has changed from the time your money was originally invested in the Company, you may not receive your full money back. To sell your investment, please speak to your financial adviser. Investments can be sold on any day that SFS is open for business.

How can I complain?

Complaints can be made at www.alpharealtrustlimited.com/contact. You can also contact the Investment Manager Alpha Real Capital LLP at Level 6, 338 Euston Road, London, NW1 3BG. If your compliant is not dealt with to your satisfaction, you can write to the Financial Ombudsman Service (FOS) at Exchange Tower, London, E14 9SR.

Other relevant information

Further documentation, including the Company's annual and semi-annual reports and regulatory disclosures, is available on the Company's website at http://www.alpharealtrustlimited.com. The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU rules.