

Lowland Investment Company plc

Key Information Document

Janus Henderson
INVESTORS

Purpose

This document provides you with the 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 of product:	Lowland Investment Company plc	Regulator:	Financial Conduct Authority
Name of PRIIP		Published date:	01/01/2018
Manufacturer:	Janus Henderson Investors		
ISIN:	GB0005368062		
Phone number:	0800 832 832		
Website:	www.hendersoninvestmenttrusts.com		

What is this product?

Type

The Trust is an investment company as defined in Section 833 of the Companies Act 2006 and operates as an investment trust in accordance with Section 1158 of the Corporation Tax Act 2010. The Company is subject to the UK Listing Authority Rules.

Objectives

The Company aims to give shareholders a higher than average return with growth of both capital and income over the medium to long-term by investing in a broad spread of predominantly UK companies. The Company measures its performance against the FTSE All-Share Index Total Return. The Company invests in a combination of large, medium and smaller companies listed in the UK and is not constrained by the weightings of any index; focusing instead on controlling absolute risk by diversifying on the basis of underlying company characteristics such as size, industry, economic sensitivity, clients and management. In normal circumstances up to half the portfolio will be invested in FTSE100 companies; the remainder will be divided between small and medium-sized companies. Gearing is limited to 29.99% of the portfolio valuation at the time of drawdown.

Intended retail investor

Investors (retail, professional and eligible counterparties) with at least basic capital markets knowledge or experience of shares, who understand the Trust's risks, seeking income and growth from mainly UK companies, and intend to invest their money for at least five years. This Trust is designed to be used only as a component in a diversified investment portfolio and is not designed for investors who are unable to accept more than a minimal loss of their investment.

Terms of the PRIIP

This investment has no maturity date. There are no circumstances under which Janus Henderson would be entitled to terminate the Company unilaterally. There are no circumstances under which the Company can be automatically terminated.

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

Risk Indicator

Lower Risk

1	2	3	4	5	6	7
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 Higher Risk

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.

Details of all the relevant risks, including discount, gearing and regulatory risks are on the Company's website and in the latest Annual Report which can be found at www.hendersoninvestmenttrusts.com

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.

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 the return from your investment.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

Investment £10,000

Scenarios		1 year	3 years	5 years (Recommend holding period)
Stress scenario	What you might get back after costs	£ 6,652	£ 4,788	£ 3,755
	Average return each year	-33.48%	-21.77%	-17.79%
Unfavourable scenario	What you might get back after costs	£ 8,756	£ 8,539	£ 8,690
	Average return each year	-12.44%	-5.13%	-2.77%
Moderate scenario	What you might get back after costs	£ 10,597	£ 11,863	£ 13,282
	Average return each year	5.97%	5.86%	5.84%
Favourable scenario	What you might get back after costs	£ 12,762	£ 16,405	£ 20,201
	Average return each year	27.62%	17.94%	15.10%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest £10,000 for 5 years.

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, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product. 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 Henderson Investment Funds is unable to pay out?

In the event of the default or liquidation of Henderson Investment Funds Limited, there would be no direct impact on investors. Investment trusts are not covered by the Financial Services Compensation Scheme.

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.

Costs over time

Investment £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	£114.00	£338.12	£557.15
Impact on return (RIY) per year	1.14%	1.14%	1.14%

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.

Composition of Costs

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;
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	0%	The impact of the costs you pay when entering your investment.
	Exit costs	0%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.06%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.86%	The impact of the costs that we take each year for managing your investments. This will include the costs of borrowing money to invest but not any income or capital benefits of doing so, the ongoing costs of running the company, stock lending (if any) but not the income derived from it, and the ongoing costs of any underlying investments in funds within the Company's portfolio.
Incidental costs	Performance fees	0.22%	The impact of the performance fee.

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

Recommended holding period: 5 years

Investment trusts should be considered medium to long term investments. This means 5 years or more. There is no minimum holding period, however, and shares can be sold at any time after purchase. These transactions may be subject to dealing charges and taxes.

How can I complain?

Should you wish to complain you can do so by contacting us by telephone, email or post. Telephone: 0800 832 832. Email: trusts@janushenderson.com. Post: Janus Henderson Investors, PO Box 10665, Chelmsford CM99 2BF.

Other relevant information

This Key Information Document has been produced in accordance with the Packaged Retail and Insurance-based Investment Products (PRIIPs) Regulatory Technical Standards (RTS) issued by the EU Commission and with guidance from the UK's financial services regulator, the FCA, and also the investment trust industry body, the AIC.

The costs shown in the 'What are the costs?' section may differ materially from the Ongoing Charges Figure declared in the Company's Annual Report, Factsheet and website as the methodology for calculation of costs mandated under PRIIPs includes, for example:

- the costs of the Company's borrowings,
- the transaction costs of buying and selling investments in the portfolio

Other information on the Company can be found in Annual and Half Year Reports and Factsheet which are available on the Company's website at www.hendersoninvestmenttrusts.com

Should you require the data included in this KID in the form of a European PRIIPs Template (EPT), please contact us by phone on 0800 832 832.

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