

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.

Product: **Starwood European Real Estate Finance Limited (PRIIP)**

ISIN: **GG00B79WC100**

PRIIP Manufacturer: **Starwood European Finance Partners Limited**

Website: www.starwoodeuropeanfinance.com Call: **+44 (0) 1481 735814** for more information.

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What is this product?

Type: The PRIIP is a non-cellular company limited by shares with an unlimited life, incorporated under the Companies (Guernsey) Law, 2008, as amended (the “**Guernsey Companies Law**”) on 30 December 2014 and is listed on the London Stock Exchange Main Market. As such, there is no maturity date.

Shares of the PRIIP are bought and sold via markets. 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 and brokers may additionally charge commissions.

The product has borrowed to purchase assets. This will magnify any gains or losses made by the company.

Objective: The PRIIP’s investment objectives is to provide its shareholders with regular dividends and an attractive total return while limiting downside risk, through the origination, execution, acquisition and servicing of a diversified portfolio of real estate debt investments (including debt instruments) in the UK and the wider European Union’s internal market. In addition, the PRIIP has a specific Dividend policy, which states it continues to target an annualised dividend of 6.5 pence per Ordinary Share.

Intended retail investor: The PRIIP will primarily be marketed to institutional and sophisticated investors, investment professionals, high net worth bodies corporate, unincorporated associations, partnerships and trustees of high trusts and private clients (all of whom will invest through brokers).

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

Risk Indicator



Lower Risk

Higher Risk

The summary risk indicator assumes you keep the product for 3 years.

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 3 out of 7, which is a medium-low risk class.

The Risk Indicator rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact your ability to realise your position.

This product does not include any protection from future market performance, so risk can vary significantly due to potential short term market volatility. As a result, realisations in such market conditions will significantly impact on how much you get back.

Currency Risk: Movements between the currency of underlying assets and the currency in which the NAV is calculated may impact the final return you will get. This risk is not considered in the indicator shown above.

Credit and Counterparty Risk: The product invests in whole loans and also subordinated and mezzanine debt which rank behind senior debt for repayment in the event that a borrower defaults; the portfolio is exposed to the risk that a deteriorating credit environment may lead to asset default, adversely impact the value of the products investments, reduced credit income derived from the investments or the ability to sell them. As a result the fund may not achieve sufficient income to enable it to pay investors the intended dividends.

Liquidity Risk: As shares trade via the secondary market, trading volumes may reduce, or shares may trade at a discount to their respective Net Asset Value, due to a variety of factors, such as market conditions, liquidity concerns or company performance. As a result Shareholders may be unable to realise their investment at quoted market prices.

Interest Rate Risk: The value of the product’s underlying investments may be adversely impacted by interest rate fluctuations. If interest rates differ from expectations the net income of the product may be adversely affected.

Leverage or Borrowing Risk: Some of the product leverage is relatively short-term, whereas the Investments of the product are medium to long-term. To the extent that refinancing facilities are not available at economic rates or at all, the product may be required to sell assets at disadvantageous prices, impacting the products value.

Market Risk: If there is deterioration in the intended investment pipeline and liquidity is unable to be deployed into suitable opportunities, investors may experience “cash drag”, which may impact the products ongoing dividend target and investment objective.

Performance Scenarios				
Investment £10,000				
		1 year	2 years	3 years (Recommended holding period)
Stress scenario	What you might get back after costs	£7,298	£7,962	£7,546
	Average return each year	-27.02%	-10.77%	-8.96%
Unfavourable scenario	What you might get back after costs	£9,480	£9,536	£9,687
	Average return each year	-5.20%	-2.35%	-1.05%
Moderate scenario	What you might get back after costs	£10,492	£11,005	£11,545
	Average return each year	4.92%	4.90%	4.90%
Favourable scenario	What you might get back after costs	£11,601	£12,688	£13,747
	Average return each year	16.01%	12.64%	11.19%

The table shows the money you could get back over the next 3 years under different scenarios, assuming that you invest £10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with 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 may get will vary depending on how the market performs and how long you keep the investment.

Furthermore, this information is compiled according to prescribed formulae which take into account, amongst other things, past performance. In the opinion of the product manufacturer, and based on the current portfolio construction, the product is unlikely and not designed to achieve consistent performance in line with the favourable scenario presented.

Please note the figures shown include all the costs of the product itself and do not include any costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect the amount you get back.

What happens if Starwood European Real Estate Finance Limited is unable to pay out?

The value of the shares in the product is directly impacted by the solvency status of Starwood European Real Estate Finance Limited. There are no investor compensation or guarantee schemes available to investors should the product be unable to pay out.

What are the costs?

Costs over time	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 (where applicable).			
	The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume that you invest GBP 10,000. The figures are estimates and may change in the future.			
	The person selling to 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 overtime.			
	Investment £10,000	If you cash in after 1 year	If you cash in after 2 years	If you cash in at the end of recommended holding period of 3 years
	Total Costs	£187	£379	£578
Composition of Costs	Impact on return (RIY) per year	1.87%	1.82%	1.78%
	The table below shows:			
	<ul style="list-style-type: none"> 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. What the different cost categories mean. 			
One Off Costs	Entry costs	N/A	As a closed ended collective investment scheme, no entry charges apply.	

		Exit costs	N/A	As a closed ended collective investment scheme, no exit charges apply.
		Portfolio transaction costs	0.53%	Costs pertaining to the buying and selling of the product's underlying investments.
	Ongoing Costs	Insurance costs	N/A	No insurance protection charges apply to investors of the PRIIP.
		Other ongoing costs	1.25%	All charges applicable to the product including management fees.
	Incidental Costs	Performance fees	N/A	Performance fees have not been incurred to date.
		Carried Interests	N/A	No carried interests apply to the PRIIP.

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

The minimum recommended holding period for the product is 3 years, however, the shares of the PRIIP trade continuously on the London Stock Exchange Main Market and is not bound by any prescribed redemption or sale restrictions.

How can I complain?

As a shareholder of Starwood European Real Estate Finance Limited you do not have the right to complain to the Financial Ombudsman Service (FOS) about the management of Starwood European Real Estate Finance Limited. Any complaints concerning this fund or the key information document should be sent to:-

Starwood@ipes.com

1 Royal Plaza, Royal Avenue St Peter Port, Guernsey Channel Islands, GY1 2HL

Other relevant information

The prospectus and any other information can be obtained from the following websites.

www.starwoodeuropeanfinance.com

www.londonstockexchange.com

Information on the gearing and borrowing limit can be found on page 48 of the prospectus. However, at the Annual General Meeting held on 06 May 2016, the borrowing limit was increased to 30% of NAV at time of drawdown, of which 20% may be longer term.

Depending on how you buy these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.