

KEY INFORMATION DOCUMENT

PURPOSE

This document provides you with key information about this investment product (the “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

Product: SDCL Energy Efficiency Income Trust Plc (The “Company”) – Ordinary Shares
PRIIP Manufacturer: Sustainable Development Capital LLP

ISIN: GB00BGHVZM47

Ticker: SEIT

Listing: London Stock Exchange

Website: www.seeitplc.com

Telephone number for more information: +44 (0) 20 7287 7700

Document valid as at: 06 October 2023

Competent Authority: Sustainable Development Capital LLP has been appointed as the Company’s investment Manager who is authorised & regulated by the Financial Conduct Authority.

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

WHAT IS THE PRODUCT?

Type

This is a closed-ended investment company incorporated in England and Wales and is listed on the London Stock Exchange. The Company has unlimited life and there is no maturity date for the ordinary shares.

Objectives

SDCL Energy Efficiency Income Trust Plc (“SEEIT” or the “Company”) seeks to provide investors with an attractive total return for investors comprising stable dividend income, capital preservation and the opportunity for capital growth. SEEIT achieves this through investment in a diversified portfolio of energy efficiency projects with high quality, private and public sector counterparties.

The contracts governing these energy efficiency projects will entitle the Company to receive stable, predictable cash flows in respect of predominantly operational energy efficiency equipment installed at counterparties' premises. The Company's returns will take the form of contractual payments by counterparties in respect of the relevant energy efficiency equipment used by them.

Intended retail investor

Typical investors in the Company are expected to be institutional and sophisticated investors, professional investors, high net worth investors and advised individual investors who understand the risks involved in investing in the Company and/or who have received advice from their fund manager, broker, or an independent financial adviser regarding any investment in the Company.

The shares are only suitable for investors: (i) who understand the potential risk of capital loss and that the underlying investments of the Company are highly illiquid; (ii) for whom an investment in the Shares is part of a diversified investment programme; and (iii) who fully understand and are willing to assume the risks involved in such an investment portfolio.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator



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 invested.

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

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 you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future. The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period: 5 years		1 year	5 years
Example Investment:	10,000 GBP		(Recommended holding period)
Minimum	There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment.		
Stress Scenario	What you might get back after costs	2,560 GBP	2,880 GBP
	Average Return each year	-74.4 %	-22.0 %
Unfavourable Scenario	What you might get back after costs	6,400 GBP	5,520 GBP
	Average Return each year	-36.0 %	-11.2 %
Moderate Scenario	What you might get back after costs	10,810 GBP	14,780 GBP
	Average Return each year	8.1 %	8.1 %
Favourable Scenario	What you might get back after costs	12,910 GBP	16,200 GBP
	Average Return each year	29.1 %	10.1 %

Unfavourable Scenario: This type of one-year scenario occurred for an investment between Oct 2022 and Oct 2023, the five-year scenario is based on a shorter period between Aug 2022 and Oct 2023.

Moderate Scenario: This type of one-year scenario occurred for an investment between Sep 2016 and Sep 2017, the five-year scenario occurred for an investment between Nov 2015 and Nov 2020.

Favourable Scenario: This type of one-year scenario occurred for an investment between Apr 2020 and Apr 2021, the five-year scenario occurred for an investment between Jul 2016 and Jul 2021.

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?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year, you would get back the amount that you invested (0 % annual return).
- For the other holding periods, we have assumed that the product performs as shown in the moderate scenario.
- £ 10,000 GBP is invested.

Investment 10,000 GBP	if you cash in after 1 year	if you cash in after 5 years <i>Recommended holding period</i>
Total Costs	199 GBP	1,532 GBP
Annual cost impact (*)	2.0 %	2.2 %

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period your average return per year is projected to be 10.28% before costs and 8.12% after costs, at the recommended holding period.

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; and the meaning of the different costs categories.

This table shows the impact on return per year over 5 years			
One off costs		If you exit after 5 years, the recommended holding period	
Entry costs	We do not charge an entry fee for this product.	0 GBP	0.0 %
Exit cost	We do not charge an exit fee for this product.	0 GBP	0.0 %
Ongoing costs			
Management fees and other administrative or operating costs	1.20% of the value of your investment each year. This is an estimate based on actual costs over the last year.	120 GBP	1.2 %
Transaction costs	0.95% of the value of your investment each year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	95 GBP	1.0 %
Incidental costs taken under specific conditions			
Performance fees and carried interest	There is no performance fee for this product	0 GBP	0.0 %

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, 6th Floor, 125 London Wall, Barbican, London EC2Y 5AS

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.seeitplc.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.