

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.

The PRS REIT plc

Identifier: GB00BF01NH51

G10 CAPITAL LIMITED

<https://www.theprsreit.com>

Call 0333 999 9926 for more information

Competent Authority: FCA (www.fca.org.uk)

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What is this product?

Type The PRS REIT plc (the "Company") is a closed-ended investment company incorporated in England and Wales and whose shares are admitted to trading on the specialist fund segment of the London Stock Exchange's main market for listed securities.

Objectives The Company will seek to provide investors with an attractive level of income together with the prospect of income and capital growth through investment in a portfolio of newly constructed residential private rented sector sites of multiple units ("PRS Units") comprising mainly family homes, to be let on Assured Shorthold Tenancies (as defined in the Housing Act 1988) to qualifying tenants.
The PRS REIT plc may borrow to purchase assets for the Company. This will magnify any gains or losses made by the Company.

Intended retail investor This product is intended for sophisticated or professionally advised investors only who understand the potential risk of capital loss of investment in shares which are publicly traded, that there may be limited liquidity in the underlying investments of the Company, for whom an investment in the shares is part of a diversified investment programme and who fully understand and are willing to assume the risks involved in such an investment.

Maturity date This product has no maturity date.

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



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. You may not be able to cash in early. You may have to pay significant extra costs to cash in early.

Changes to interest rates and investment yields could adversely impact the performance of the Company. Risks associated with land development such as construction delays may adversely affect the value of the Company's investments.

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 you what is owed, you could lose your entire investment.

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 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 could impact the capacity to pay you.

Investment GBP 10 000				
Scenarios		1 Year	3 Years	5 Years (Recommended Holding Period)
Stress scenario	What you might get back after costs	3 123.30	4 490.56	3 406.30
	Average return each year	-68.77%	-23.42%	-19.38%
Unfavourable scenario	What you might get back after costs	8 544.74	7 900.18	7 616.08
	Average return each year	-14.55%	-7.56%	-5.30%
Moderate scenario	What you might get back after costs	10 313.73	10 931.61	11 574.77
	Average return each year	3.14%	3.01%	2.97%
Favourable scenario	What you might get back after costs	12 385.03	15 048.59	17 500.78
	Average return each year	23.85%	14.59%	11.84%

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

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 will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are 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 G10 CAPITAL LIMITED is unable to pay out?

Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities have been paid. Shareholders in this Company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

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 GBP 10 000. The figures are estimates and may change in the future.

Costs over time

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.

Investment GBP 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	128.13	388.89	656.30
Impact on return (RIY) per year	1.28%	1.28%	1.28%

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 cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.02%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.20%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental costs	Performance fees	0.00%	The impact of the performance fee.
	Carried interests	0.00%	The impact of carried interests.

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

This product has no required minimum holding period but is designed for long term investment; you should be prepared to stay invested for at least 5 years. The Company's ordinary shares are traded on the specialist fund segment of the London Stock Exchange's main market. The Company does not have a redemption facility. Shareholders wishing to realise their investment may do so by selling their shares on the market.

How can I complain?

As a shareholder of The PRS REIT plc, you do not have the right to complain to the Financial Ombudsman Service (FOS) about the management of the Company. If you have any complaints about the product or conduct of the manufacturer or the person advising on, or selling the product, you may lodge your complaint in one of three ways:

- 1) Website: <https://www.theprsreit.com/>
- 2) Email address: mscott@sigmacapital.co.uk
- 3) Postal Address: c/o Sigma Capital Group plc., 18 Alva Street, Edinburgh, EH2 4QG

Other relevant information

G10 Capital Limited, which is regulated and authorised by the Financial Conduct Authority (648953) has been appointed as the Alternative Investment Fund Manager for The PRS Reit plc on 4th May 2017.

Further information relevant to the Company is available at www.theprsreit.com. Such information includes details of the Company's share price, net asset value and other documents and announcements published by the Company.

The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU rules.