



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 to understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Bricklane London REIT plc (ISIN: GB00BF0P2J29)

AIFM: Gallium Fund Solutions Limited (Authorised and regulated by the FCA (Reference number: 487176))

Investment Advisor: Bricklane Investment Services Ltd

Document published in January 2018. For further information go to <https://bricklane.com> or telephone 0203 1111 432

What is this product?

TYPE

Real Estate Investment Trust (REIT)

DESCRIPTION AND INVESTMENT OBJECTIVE

A REIT investing in a diversified portfolio of UK residential buy-to-let properties in London and areas commutable to it. The objective is to provide shareholders with regular dividends through collection of rental income from property lettings, and provide the potential for capital appreciation. The fund is unlevered by default, but may take on debt to finance acquisitions in the short term.

INVESTMENT POLICY

The investment adviser aims to identify properties which are expected to achieve house price growth and rental yields at an average or above average level for the region. In researching properties and the associated risks, factors such as location, property type, demand indicators, and physical and environmental factors will be considered.

Full investment objective and policy are available in the Prospectus.

INTENDED RETAIL INVESTOR

Investors that wish to have medium term to long term exposure to the residential property market.

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

RISK INDICATOR



The above rating is by default, due to a lack of historical data for the fund, which launched in July 2017.

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 6 out of 7, which is the second-highest risk class. 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 sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

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. However, you may benefit from a consumer protection scheme (see the below section for details). The indicator shown above does not consider this protection.

PERFORMANCE SCENARIOS

Scenarios (Investment of £10,000)

		1 year	3 years	5 years (Recommended)
Unfavourable	What you might get back after costs	£9,472	£9,939	£9,853
	Average return each year	-5.3%	-0.2%	-0.3%
Moderate	What you might get back after costs	£10,687	£12,357	£14,896
	Average return each year	6.9%	7.3%	8.3%
Favourable	What you might get back after costs	£11,553	£15,352	£20,297
	Average return each year	15.5%	15.4%	15.2%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest £10,000 initially. 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. This product cannot always be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in early. You may either be unable to cash in early or make a large loss if you do so. The figures shown include all the costs of the product itself, including a 2% Bricklane.com investment fee, 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. Performance figures assumes that the fund maintains REIT status – tax rules apply and may be subject to change.



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What happens if Gallium Fund Solutions Limited is unable to pay out?

Investments are protected up to the first £50,000 by the FSCS in the unlikely event of insolvency. However, it's important to understand that the FSCS doesn't cover you in the event that your investments do not perform as expected and you get back less than you originally invested. More information can be found at fscs.org.uk.

What are the costs?

COSTS OVER TIME

Investment of £10,000	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years (recommended)
Total costs	£285	£370	£625
Impact on return per year	2.85%	1.52%	1.25%

The above costs include the standard investment fee charged by Bricklane.com of 2%, however this rate may be lower depending on account type or the value of your holding.

COMPOSITION OF COSTS

This table shows the impact on return per year

One-off costs	Entry costs	1-2%	The impact of the costs you pay when entering your investment. This includes the costs of distribution of the product.
	Exit costs	0%	The impact of the costs of exiting your investment
Ongoing costs	Portfolio transaction costs	0%	The impact of the costs of us buying and selling underlying investments for the product
	Other ongoing costs	0.85%	The impact of costs that we take each year for managing your investments

As a property fund, the portfolio turnover rate has historically been zero and is expected to continue as such. This means that the portfolio transaction cost above is, by definition, nil. The fund incurs transaction costs for each property purchased. In order to treat customers fairly, and not penalise existing shareholders, purchase costs are recognised over the course of the first five years of owning the property, so that it is offset against the income generated. The average acquisition costs are 5.1% of net asset value, which means that there is a drag on return of approximately 1% per year. This is included in the calculation of performance scenarios above.

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

Recommended holding period is 5 years.

During normal market conditions, you can exit within 2 weeks by selling to another investor. However, there is no guarantee that you will be able to find a buyer for your shares within a reasonable timeframe at a price that is acceptable to you.

How can I complain?

Should you have any complaints, please notify us by emailing us at support@bricklane.com or by calling us on +44 203 1111 432.

Other relevant information

Depository: Gallium PE Depository Limited
Auditor: Grant Thornton UK LLP
Independent valuers: Allsop LLP
Launch date: 23 September 2016

Domicile: England and Wales
Exchange: The International Stock Exchange (TISE): BLR
Dividend payment schedule: Quarterly

You can get further information about this fund, including the prospectus, from the company website at <https://bricklane.com/plc/london>