

Appian Asset Management Limited

Key Information Document

Purpose

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

Name: **Appian Burlington Property Fund**
ISIN: n/a
AIFM: Appian Asset Management
Limited Competent Authority: Central Bank of Ireland
Contact Details: call +353 1 6623001 for more information
This key investor information is accurate as at 31 December 2020.

» What is this product?

Type	This product is a non-UCITS investment fund. It is a Limited Liquidity Qualifying Investor Alternative Investment Fund.
Strategy	The Fund aims to achieve long term growth on your investment by investing a portfolio of commercial properties primarily in Ireland. The fund may utilize borrowings to fund property acquisitions.
Intended Investor	This product is intended for investors who understand the higher risk level involved in a leveraged investment and whom are prepared to take on a high level of risk of loss of capital invested. They should have sufficient resources to be able to bear any losses and should prepare to be invested for at least 5 years.
Maturity	This product is open ended. However, the Manufacturer reserves the right to close the Fund should assets fall below €4,000,000.

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

Risk Indicator	likely impacts of sustainability risks on the returns of the Fund will depend on the Fund's exposure to investments that are vulnerable to sustainability risks and the materiality of the sustainability risks.
1 2 3 4 5 6 7	

Lower risk ←-----→ Higher risk

The following are some of the other risks materially relevant to the PRIIPs which are not taken into account in the summary risk indicator:

The risk indicator assumes you keep the product for 10 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 or because we are not able to pay you.

We have classified this product as 4 out of 7, which is a moderate class. This rates the potential losses from future performance at a low level.

While not pursuing a sustainable mandate or focus, the AIFM have integrated sustainability risks as part of its investment decision - making process. A sustainability risk is an ESG event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of an investment. The

Fund value is exposed to the commercial property sector which may move downward during times of economic stress. The Fund will borrow to finance property acquisitions. Failure to meet loan terms may lead to the fund suffering losses.

The fund has a 2 year lock in period before redemptions can be requested.

See prospectus for further risk factors such as the limited liquidity nature of this fund

Please note that all figures are for illustrative purposes only.

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» What are the risks and what could I get in return? (continued)

Performance Scenarios		Investment €10,000		
Scenarios		1 year	5 years	10 years
Stress scenario	What you might get back after costs Average return each year	€5,153 -48.5%	€903 -38.2%	€0 -100.0%
Unfavourable scenario	What you might get back after costs Average return each year	€7,659 -23.4%	€9,095 -1.9%	€15,970 4.8%
Moderate scenario	What you might get back after costs Average return each year	€9,950 -0.5%	€17,351 11.7%	€38,278 14.4%
Favourable scenario	What you might get back after costs Average return each year	€13,002 30.0%	€31,488 25.8%	€85,147 23.9%

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

Investors should note the above scenarios are based on previous years performance and there is no assurance the fund will perform as illustrated above in the scenarios illustrated. Investors should also note the above scenarios are reflective of the low interest environment prevailing in recent years which may give rise to negative returns.

» What happens if Appian Asset Management Limited is unable to pay out?

You may face a financial loss should the manufacturer or depository, default on their obligations. There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

» 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 exit penalties. The figures assume you invest €10,000. The figures are estimates and may change in the future.

Table 1: 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 Scenarios (€10,000)	If you cash in after 1 year	If you cash in after a period of 5 years	If you cash in after a period of 10 years
Total costs	€1,535	€3,250	€4,967
Impact on return (RIY) per year	15.4%	3.78%	1.3%

Please note that all figures are for illustrative purposes only.

» What are the costs? (continued)

Table 2: Composition of costs

The table below shows:

- The meaning of the different cost categories.
- 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.

One-off costs	Entry costs	9.00%	The impact of the costs you may pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	1.50%	The impact of the costs of exiting your investment when it matures. This is the most you will pay, and you could pay less.
Recurring costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	4.85%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance / other incidental fees	0.00%	This product does not have any performance or other incidental fees.

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

Recommended holding period: 5 years

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. You may redeem your units//shares in the product, without penalty, on the monthly dealing day

» How can I complain?

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:

- You may send your complaint in writing to the Head of Compliance, Appian Asset Management Limited 42 Fitzwilliam Place, Dublin 2, Republic of Ireland.

» Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available on request from Appian Asset Management Limited, 42 Fitzwilliam Place, Dublin 2, Republic of Ireland.