December 2017

JLIF

# 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.

**You are about to purchase a product that is not simple and may be difficult to understand.**

**Product**

| | |
|---|---|
| **PRIIP name and Unique Product Identifier:** | John Laing Infrastructure Fund Limited (the "Company")<br>ISIN: GG00B4ZWPH08 |
| **PRIIP manufacturer:** | John Laing Infrastructure Fund Limited – http://jlif.com |
| **Contact number for PRIIP manufacturer:** | +44 (0)1481 742 742 |
| **Competent Authority:** | Guernsey Financial Services Commission |
| **Date**: | The date of this Key Information Document is 31 December 2017 |

## What is this product?

**Type:** Ordinary shares (the "Ordinary Shares") in the Company, a closed-ended investment company incorporated in Guernsey under the Companies (Guernsey) Law, 2008. The Company is a registered fund under the Registered Collective Investment Scheme Rules 2015 and is regulated by the Guernsey Financial Services Commission. The Ordinary Shares are listed on the premium segment of the London Stock Exchange. Save for payments of dividends or other returns (e.g. on a winding-up), the Company is not expecting to pay you and you are expected to generate returns through selling your Ordinary Shares through a bank or stockbroker. Ordinary Shares are bought and sold via markets. Typically, at any given time on any given day, the price you pay for an Ordinary Share will be higher than the price at which you could sell it.

**Objective:** The Company's aim is to provide its shareholders with a source of stable, predictable income over the long term.

To achieve this, the Company's investment policy is to invest in equity and/or subordinated debt issued predominantly in relation to infrastructure 'public private partnership' projects. Public private partnerships typically involve a consortium of private sector entities (usually made up of financial investors, a construction company and a facilities management operator) forming a 'project entity' which enters into a contract with a public sector client to design, build, finance and maintain a public or social infrastructure asset in accordance with agreed service standards. The private sector entities are paid for these activities under an agreed mechanism, with the majority of revenues based on the availability of the assets although the Company can also invest a proportion of its funds in assets with a demand based element. A significant portion of the revenues of the assets are linked to inflation.

The public private partnerships invested in are usually in their operational phase, although the Company is permitted to invest a proportion of its funds in projects in the construction phase. The Company may make investments globally, however, it is anticipated that its investments will predominantly be in the European Union, other European countries, Canada, the United States of America, the Asia Pacific region or any other country which is a member of the Organisation for Economic Co-operation and Development. At least 50% of the Company's total assets by value must be in respect of projects based in the UK.

**Intended retail investor:** This product is intended for UK retail investors who plan to hold their investment for the long term. Potential investors should fully understand the additional risks associated with this particular asset class, the potential risk of capital loss and that there may be limited liquidity in the Ordinary Shares. The Ordinary Shares are suitable for investors as part of a diversified investment portfolio and who are able to take a long term view of any investment in the Company.

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

| 1 | 2 | **3** | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

Lower risk ← → Higher risk

**The risk indicator assumes you keep the product for at least 5 years. The actual risk can vary significantly if you sell your shares earlier and you may get back less. The price of shares can go down as well as up. You may not be able to sell your shares easily or you may have to sell at a price that significantly impacts how much you get back.**

**Risk indicator:** 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. Save for payments of dividends or other returns, the Company is not expecting to pay you and you are expected to generate returns through selling your shares through a bank or stockbroker. We have classified this product as 3 out of 7.

Certain key risks in relation to the Company include: 1) No guarantee of return, as an investment in the Company will be subject to normal market fluctuations and other inherent risks, meaning that the share price may fall as well as rise and you may receive less than you invested; 2) Exchange rate risks as fluctuations in exchange rates may reduce the sterling-value cash flow received from the Company's underlying investments, adversely affecting dividends paid; 3) Equity market disruption or sentiment, impacting the ability to raise new capital; 4) Pressures on individual contract terms, early termination or lack of availability of projects; and 5) Financial risk, arising (for example) from any inaccurate assumptions underlying the portfolio valuation or an inability to refinance existing loan facilities. The principal risks affecting the Company are set out in the Company's latest annual report.

**Performance scenarios:** This table shows the money you could get back over the next 5 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, and are not exact indicators. They assume you sell your shares at the end of the relevant period through a bank or stockbroker. What you will 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.

The figures shown are based on share price total return with dividends reinvested and include all the costs of the product itself (being, in this case, the Ordinary Shares), 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.

| **Investment scenarios**[1] | | **1 year** | **3 years** | **5 years (Recommended holding period)** |
|---|---|---|---|---|
| **Stress scenario** | **What you might get back after costs** | 7,114 | 7,483 | 6,844 |
| | Average return each year | -28.9% | -9.2% | -7.3% |
| **Unfavourable scenario** | **What you might get back after costs** | 9,717 | 10,406 | 11,400 |
| | Average return each year | -2.8% | 1.3% | 2.7% |
| **Moderate scenario** | **What you might get back after costs** | 10,737 | 12,366 | 14,242 |
| | Average return each year | 7.4% | 7.3% | 7.3% |
| **Favourable scenario** | **What you might get back after costs** | 11,845 | 14,670 | 17,761 |
| | Average return each year | 18.4% | 13.6% | 12.2% |

## What happens if JLIF is unable to pay out?

As a shareholder of the Company, you would not be able to make a claim to the Financial Services Compensation Scheme about the Company 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 any amounts due to you on a winding-up. If you sell your Ordinary Shares on the London Stock Exchange, your bank or stockbroker will receive cash on delivery of your Ordinary Shares and should pass that to you.

## 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 cumulative costs of the product itself, for three different holding periods. They include potential early exit penalties. The figures assume you invest £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. Depending on how you buy your Ordinary Shares, these many include broker commission, platform fees and stamp duty. The distributor will provide you with additional documents where necessary.

| **Investment: £10,000** | | | |
|---|---|---|---|
| **Scenarios** | If you cash in after 1 year | If you cash in after 3 years | If you cash in at the end of the recommended holding period |
| **Total costs** | 194 | 683 | 1,335 |
| Impact on return (RIY) per year | 1.9% | 1.9% | 1.9% |

"Cashing-in" in this context refers to a sale of your shares on the market.

**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;
- 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. |
| | **Exit costs** | 0.00% | The impact of the costs of exiting your investment when it matures. |
| **Ongoing costs** | **Portfolio transaction costs** | 0.69% | The impact of the costs of us buying and selling underlying investments for the product. |
| | **Other ongoing costs** | 1.25% | The impact of the costs that we take each year for managing your investment. |
| **Incidental costs** | **Performance fees** | 0.00% | There are no performance fees. |
| | **Carried interests** | 0.00% | There are no carried interests. |

"Matures" in this context refers to a sale of your Ordinary Shares on the market.

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

**Recommended holding period: 5 years**

Listed infrastructure funds, such as the Company, are designed to be long-term investments and the returns from them can be volatile during their life. With limited exceptions, a five-year investment term is the minimum period recommended by the Company.

As the Company's shares are listed on the London Stock Exchange, you can expect to sell them at any time through your bank or stockbroker.

## How can I complain?

If you have any complaints about the Company, or the person advising on or selling the Company's Ordinary Shares, you may lodge your complaint in one of three ways:

- you can contact our complaints number on +44 (0)1481 742 742 who will log your complaint and explain what to do;
- you may log your complaint by contacting us via our website: http://jlif.com/contact/;
- you may send your complaint in writing to Estera International Fund Managers (Guernsey) Limited, PO Box 225, Heritage Hall, Le Marchant Street, St Peter Port, Guernsey GY1 4HY.

## Other relevant information

The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU rules. In addition, the costs set out in the "composition of costs" table are carried by the Company and dividends paid to investors are net of these costs. We are required to provide you with further documentation, such as the Company's latest prospectus, annual and semi-annual reports. These documents and other information relating to the Company are available online at http://jlif.com/.