

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

Ordinary shares in abrdn Property Income Trust Limited

ISIN: GB0033875286

Telephone: 0808 500 0040

Website: www.abrdnpit.co.uk

Document published: 24/10/2023

This product is managed by abrdn Fund Managers Limited, a firm authorised and regulated by the Financial Conduct Authority in the United Kingdom.

What is this product?

Type

Ordinary shares in abrdn Property Income Trust Limited, an investment company registered in Guernsey, with Real Estate Investment Trust ("REIT") status, which is listed on the London Stock Exchange. Shares of abrdn Property Income Trust Limited (the "Company") are bought and sold via markets. At any time, the price you would pay to acquire a share will normally be higher than the price at which you could sell it. The price may be at a premium or discount to the net asset value of the Company.

Term

The Company does not have a fixed life but may be wound up with shareholder approval, subject to compliance with relevant legal and regulatory requirements. abrdn Fund Managers Limited may not unilaterally terminate the Company.

Objectives

The Company's investment objective is to provide shareholders with an attractive level of income together with the prospect of income and capital growth. The Directors intend to achieve the investment objective by investing in a diversified portfolio of UK real estate assets in the industrial, office, retail and 'other' sectors, where 'other' includes leisure, data centres, student housing, hotels (and apart-hotels) and healthcare. Investment in property development and in co-investment vehicles where there is more than one investor is permitted up to a maximum of 10% of the property portfolio.

The following restrictions apply to the property portfolio, in normal market conditions:

- No property will be greater by value than 15% of total assets.
- No tenant (excluding the Government) will be responsible for more than 20% of the Company's rent roll.
- Gearing, calculated as borrowings as a percentage of gross assets, will not exceed 65%. The Loan to Value ratio should not exceed 45%.

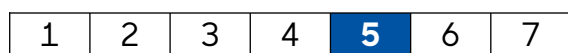
In all sectors, poor secondary and tertiary locations are regarded as high risk and will be avoided. The preference is to buy into good but not necessarily prime locations, where it is expected that there will be good continuing tenant demand, and to seek out properties where the asset management skills within the Investment Manager can be used to beneficial effect.

Intended Retail Investor

Investors with basic investment knowledge. Investors who understand the basics of buying and selling shares in stockmarket listed companies and the way these shares are valued. Investors who can accept large short term losses. Investors wanting a return (growth) over the longer term (5 years or more). The Company has specific and generic risks with a risk rating as per the risk indicator. The Company is intended for general sale to retail and professional investors through all distribution channels with or without professional advice.

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 sell it at an earlier stage. The value of investments and the income from them can go down as well as up, and you may get back less than you invested.

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 the Company is not able to pay you.

We have classified this product as 5 out of 7, which a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact our capacity to pay you.

Further information on risks is detailed in the Company's annual report available in the literature library on www.slipit.co.uk/en/literature-library.

This product does not include any protection from future market performance so you could lose some or all of your investment.

The Company borrows/ may borrow in order to purchase assets, and this may magnify gains or losses. Shares in the Company may trade at a discount to their Net Asset Value, which may adversely affect the value of your investment, particularly when you come to sell your shares.

Investment performance information

The Company invests in a diverse portfolio of commercial real estate assets in the UK. The Company seeks to improve returns through actively managing its assets. Any defects in an asset, a poor location or loss of a tenant may adversely impact income generated and future returns. In addition, investment styles may be in, or out of, favour. The Company uses bank debt secured against assets to invest and this may magnify gains and losses. The share price does not always reflect the underlying net asset value (NAV) and variations in the relative movements in the share price relative to the NAV could affect returns. For more detail see the Annual Report's Principal Risks and Uncertainties section.

The Company's performance is assessed against that of the MSCI UK Monthly Index Funds Quarterly Property Index. The investment strategy of the Company is to provide investors with an attractive income return, with the prospect of income and capital growth, through investing in a diversified portfolio of commercial real estate assets in the UK. Performance and volatility can be expected to vary significantly, both positively and negatively, from that of the Index.

What could affect my return positively?

A well-considered investment strategy with strong asset management, use of gearing, timely deployment of capital and disposal of assets should increase returns. Leases may be indexed to the annual consumer price inflation index which may lead to increased rental income. Changes in political, geopolitical or market conditions may increase the appeal of particular markets and the value of investments. The use of bank debt may enhance returns particularly if interest rates are low or falling. A narrowing of the discount of the share price to the NAV, or an increase in the premium of the share price to the NAV can enhance the share price return relative to the performance of the value of the Company.

What could affect my return negatively?

A poorly-judged investment strategy with poor asset management, use of gearing, inability to deploy capital and mis-timing of disposals could result in poor returns. Increased construction costs, defects, delays, contractor failure, lack of development permits, environmental and third party damage can all impact the resulting capital value and income from investments. Changes in political, geopolitical or market conditions may also cause the portfolio to underperform. Gearing may also detract from returns particularly if interest rates are high or increasing. A widening of the discount of the share price to the NAV, or a decrease in the premium of the share price to the NAV can reduce the share price return relative to the performance of the value of the Company.

The Company is a listed Investment Company and is not subject to redemptions / subscriptions. However, if the Company were to be wound up under severely adverse market conditions, the reported NAV at the time of the decision may significantly overstate the realisable value of the portfolio's assets and the amounts distributed per share may be less than the reported NAV. The structures through which the Company holds its assets may be illiquid and take time to unwind or for the value to be realised. As a result the liquidity profile of the portfolio at the time may affect the degree of discount that would be applied. There is no guarantee that the reported value of an asset in the accounts may be achieved in an open market sale. The Company currently has borrowings which would need to be repaid prior to any distribution to shareholders. The repayment cost of any borrowings may be above the carrying value in the accounts and penalties may also be applied for early repayment.

What happens if the Company 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 in the event that the Company is unable to pay any dividends due to you, or if it were unable to pay any amounts due to you on the winding up of the Company.

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

Costs over time

Investment 10,000.00 GBP			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	354.00 GBP	652.00 GBP	959.00 GBP
Impact on return (RIY) per year	3.54%	2.47%	2.46%

Composition of cost

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, what the different cost categories mean.

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	0.50%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.12%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	The impact of a performance fee, where applicable.
	Carried interests	0.00%	The impact of a Carried interest, where applicable.

The other ongoing costs set out above represent the costs of the Company including property operating expenses, administration costs associated with the ongoing running of a real estate investment trust and also the investment management fee. Financing costs of 0.96% are included in the costs set out above.

How long should I hold it and can I take 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 have an investment horizon of at least 5 years.

As the shares are listed on the London Stock Exchange, you may buy or sell shares on any normal business day that the London Stock Exchange is open for business.

How can I complain?

If you have any complaints about the Company, the KID or the conduct of the manufacturer, you can refer to the 'Contact Us' section of the Manager's website www.invtrusts.co.uk or you may lodge your complaint by writing to us at The Complaints Team, abrdn Investment Trusts, PO Box 11020 Chelmsford CM99 2DB. Complaints regarding the conduct of the person(s) advising on or selling the product should be addressed to the person(s) or to their organisation.

Other relevant information

The cost and risk calculations included in this KID are based on prescribed methodologies. The data used in these calculations and the specific methodology applied may change in the future. Further information on the Company's investment policies, the types of assets in which the Company may invest, the markets in which it invests, borrowing limits as well as details of its management, administration and depositary arrangements can be found in the Company's Annual Report and Pre-Investment Disclosure Document on the Company's website www.abrdnpit.co.uk. Paper copies of these documents are available on request, free of charge, via the contact details above. Depending on how you buy your shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.