

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

JLEN ENVIRONMENTAL ASSETS GROUP LIMITED – ORDINARY SHARES

PRIIP manufacturer: Foresight Group LLP, the Alternative Investment Fund Manager (“AIFM”) to the Company

Contact Details: The Company can be contacted through its company secretary Sanne Fund Services (Guernsey) Limited, 1 Royal Plaza, Royal Avenue, St Peter Port, Guernsey, GY1 2HL +44 (0)20 3530 3600 and its website can be found at <http://jlen.com>

ISIN: GG00BJL5FH87

Competent Authority: The Company is not regulated or authorised by the Financial Conduct Authority (“FCA”) but is subject to various laws and regulations, including the Listing Rules, the Disclosure Guidance and Transparency Rules and the Prospectus Regulation Rules, as applicable to closed-ended investment companies. The Company is regulated in England and Wales as a listed fund.

Date: This key information document (KID) was produced on 23 July 2024

WHAT IS THIS PRODUCT?

Type Ordinary shares (the “**Ordinary Shares**”) in JLEN Environmental Assets Group Limited, a closed-ended investment company incorporated in Guernsey (the “**Company**”). The Ordinary Shares are traded in Sterling with a listing in the closed-ended investment funds category on the London Stock Exchange’s Main Market. The Company’s Investment Manager is Foresight Group LLP (the “**Manager**”).

The Company has an unlimited life and there is no maturity date for the Ordinary Shares. The Company may, but is under no obligation to, repurchase Ordinary Shares and investors should expect that the primary means of disposing of Ordinary Shares will be by sales on the secondary market. The ability of shareholders to sell Ordinary Shares in the market, and the price which they may receive, will depend on market conditions and the Ordinary Shares may trade at a discount to their prevailing net asset value. Typically, at any given time on any given day, the price at which an ordinary share can be bought will be higher than the price at which an ordinary share can be sold.

Objectives The Company aims to provide shareholders with a sustainable, progressive dividend per share, paid quarterly and to preserve, and where possible enhance, the capital value of its portfolio on a real basis through the reinvestment of cash flows not required for the payment of dividends.

The Company’s investment policy is to invest in a diversified portfolio of Environmental Infrastructure. Environmental Infrastructure is defined by the Company as infrastructure assets, projects and asset-backed businesses that utilise natural or waste resources or support more environmentally friendly approaches to economic activity, support the transition to a low carbon economy or which mitigate the effects of climate change. Such investments will typically feature one or more of the following characteristics:

- the benefit of long-term, predictable cash flows, which may be wholly or partially inflation-linked;
- supported by long-term contracts or stable and well-proven regulatory and legal frameworks; or
- feature well-established technologies, and demonstrable operational performance.

The Company derives long-term, predictable, wholly or partially inflation-linked earnings from these projects in the form of dividends and interest. The Company may borrow to purchase investments which may magnify any gains or losses made by the Company.

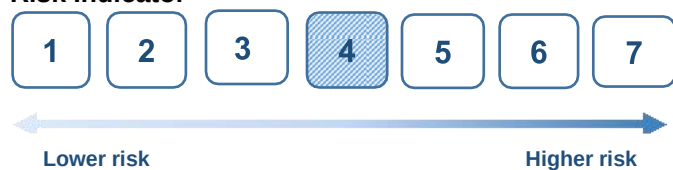
Whilst the Company invests predominantly in operational assets, it may also invest in Environmental Infrastructure which is in its construction or development phase, which includes investment in developers of Environmental Infrastructure or development funding structures relating to Environmental Infrastructure.

Intended retail investor Typical investors in the Company are expected to be UK-based asset and wealth managers regulated or authorised by the Financial Conduct Authority, other institutional and sophisticated investors and private individuals (some of whom may invest through brokers).

An investment in the Company is suitable only for investors that are capable of evaluating the merits and risks of such an investment, who understand the potential risk of capital loss and that there may be limited liquidity in the Ordinary Shares, for whom an investment in the Ordinary Shares constitutes part of a diversified investment portfolio, who fully understand and are willing to assume the risks involved in investing in the Company and who have sufficient resources to be able to bear losses (which may equal the whole amount invested) that may result from such an investment.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator



The risk indicator assumes you keep the product for at least 5 years. The actual risk can vary significantly if you sell at a different stage and you may get back less. There is no committed liquidity offered by market makers or the PRIIP manufacturer so liquidity depends on the availability of buyers and sellers on the secondary market. You may not be able to sell your Ordinary Shares easily or you may have to sell at a price below the price that you paid or below the prevailing net asset value per Ordinary Share.

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 value of the Ordinary Shares. However, the summary risk indicator only reflects historic share price volatility of the Company's shares. It excludes other risks which may affect the Company and, therefore, does not show the full risk to the investor. Other risks materially relevant to the Ordinary Shares that are not included in the summary risk indicator include those affecting the infrastructure sector generally, renewable energy infrastructure, and individual 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.

Investment Performance Information

What are the main factors likely to affect future returns?

The Company is targeting an internal rate of return of 7.5 to 8.5 per cent. (net of fees and expenses) on the original issue price of 100 pence per Ordinary Share issued at IPO in March 2014. In the period from IPO to 31 March 2024, the Company delivered an annual average total shareholder return (share price appreciation with dividend reinvested in the shares) of 5.4 percent. per annum. These returns should be benchmarked against the target set out above and the Company's stated return objectives.

The main factors likely to affect future returns include:

- **Project, including Operational Risks** – Company growth depends on ability of the Manager, to identify, select and execute investments. Wholesale market prices of electricity and gas are volatile and affected by a variety of factors. Some energy projects have fixed price arrangements in place, but these may be subject to change. Company revenues are dependent upon the quality and performance of the equipment making up the assets relating to each project, the volume of waste or wastewater processed or energy/gas generated for energy infrastructure projects, meteorological conditions and the subcontractors and counterparties engaged for the operation and maintenance of the projects. Project financing is subject to terms and covenants which, if not complied with, can cause a loss to the Company.
- **Regulatory, legal, contractual and tax risks** – Changes in regulation of renewable energy policy and support schemes in the UK and other European jurisdictions, changes to the energy market and distribution network, contractual protection, changes to tax law and practice in UK, Guernsey and other European jurisdictions, legal and regulatory controls might affect future returns.
- **Securities Risk** – the value of investment in the Company is subject to market fluctuations and other risks inherent in investing in securities. Future distributions by the Company, including potential growth and NAV are based on assumptions, which are not profit forecasts and cannot be committed to or guaranteed
- **Other risks** – include risks around use of leverage to finance investments, NAV which is a Company estimation and should not be assumed to represent the value at which the portfolio could be sold in the market or that the investments of the company are saleable readily or otherwise, currency risk, hedging risk and IT risks.

How does the target compare with performance volatility?

The Company's performance volatility will depend on factors that affect the Company's NAV, including discount rate, energy yield, electricity and gas prices, inflation rate, tax rates and global exchange rates.

What could affect my return positively?

Factors that could affect returns positively include improvements to tax efficiency and cash deposit rates, the development of renewable energy sources in UK and worldwide, increased national and international regulatory and financial support of such developments, favourable macro-economic environment, high volume of renewable energy generated at stable or increased wholesale market prices.

What could affect my return negatively?

Factors that could affect returns negatively include prevailing financial and economic climate impacts upon the primary development market for new environmental infrastructure projects, increased capital cost of project equipment, challenging macro-economic environment, geopolitical events, reduced wholesale electricity price, reduced wholesale gas price, changes in interest rates and conditions in the international environmental infrastructure market could have a negative impact on returns. Any change under Guernsey company law (or in the law in any other relevant jurisdiction) may have an adverse impact on the Company's ability to pay dividends.

What can be expected if the fund is encashed under severely adverse market conditions?

The ability of Shareholders to sell their Ordinary Shares in the market, and the price which they may receive, will depend on market conditions. It may be difficult for a Shareholder to dispose of all or part of his or her holding of Ordinary Shares under the adverse market conditions. Under severely adverse market conditions, there is a risk that the capital value of an investment in the Ordinary Shares could reduce significantly, potentially down to zero.

WHAT HAPPENS IF THE COMPANY IS UNABLE TO PAY OUT?

The Company is not required to make any payment to you in respect of your investment. If the Company were liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors. No service provider to the Company has any obligation to make any payment to you in respect of the Ordinary Shares. As a Shareholder of the Company, you would not be able to make a claim to the Financial Services Compensation Scheme ("FSCS") about the Company if the Company is unable to pay out. If you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment.

WHAT ARE THE COSTS?

The Reduction in Yield ("RIY") shows what impact the total costs incurred by the Ordinary Shares 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. 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 of £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	£173	£539	£934
Impact on return (RIY) per year	1.7%	1.7%	1.7%

Table 2: Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return that you might get;
- the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0%	No entry costs are payable when you acquire Ordinary Shares, although you may be required to pay brokerage fees or commissions.
	Exit costs	0%	No exit costs are payable when you dispose of Ordinary Shares, although you may be required to pay brokerage fees or commissions.
Ongoing costs	Portfolio transaction costs	0.49%	The impact of the costs of the Company buying and selling underlying investments for the product.
	Other ongoing costs	1.24%	The impact of the base fee payable to the Investment Manager and the Company's other operational costs including service provider fees.
	Performance fees	0%	No performance fee is charged by the Company or its Investment Manager
Incidental costs	Carried interests	0%	No carried interest is payable in respect of the Ordinary Shares.

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. The Company has calculated a recommended holding for illustrative purposes in this document only and no advice is given by the Company as to the individual investment decisions of investors. The Company calculated this period on the basis that (a) Ordinary Shares are designed for long term investment with investors being able to sell their investment at will on the London Stock Exchange and (b) the underlying investments of the Company are long-term projects. The Company may, but is not obliged to, acquire Ordinary Shares from investors. You may sell your shares in the Company on any day which is a dealing day on the London Stock Exchange. No fees or penalties are payable to the Company on sale of your investment but you may be required to pay fees or commissions to any person arranging the sale on your behalf.

HOW CAN I COMPLAIN?

As a Shareholder of the Company, you would 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 product manufacturer, you may lodge your complaint via the Company's website at <http://jlen.com> or with the Company's Administrator, Sanne Fund Services (Guernsey) Limited, by email at JLEN@apexfs.group or by post at 1 Royal Plaza, Royal Avenue, St Peter Port, Guernsey, GY1 2HL. If you have a complaint about a person who is advising on, or selling, the product you should pursue that complaint with the relevant person in the first instance.

OTHER RELEVANT INFORMATION

Further documentation, including the Company's latest prospectus, annual and semi-annual reports and regulatory disclosures, is available on the Company's website at <http://jlen.com>. The cost, performance and risk calculations included in this KID follow the methodologies set out in Commission Delegated Regulation (EU) 2017/653 as adopted by the United Kingdom and amended by the FCA pursuant to the Packaged Retail and Insurance-based Investment Products (Scope Rules and Technical Standards) Instrument 2022 and other relevant FCA Rules. Investors may wish to consult their stockbroker, bank manager, solicitor, accountant or other independent financial adviser before making an investment in the Company.