

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 compare it with other products.

The Property Hub REIT plc [ISIN: GB00BKPJT376]

Call 020 3350 1234 for more information or visit propertyhubreit.net.

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

Investment Advisor: Property Hub Advisors Ltd. This KIID was produced on 24 February 2021.

What is this product?

TYPE

Real Estate Investment Trust (REIT)

DESCRIPTION AND INVESTMENT OBJECTIVE

A REIT with the objective of providing Shareholders with sustainable, regular dividends and long-term capital appreciation by investing in a portfolio of quality UK residential real estate assets.

INVESTMENT POLICY

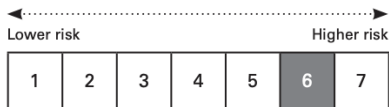
To purchase and let residential properties in and around UK cities where the Company recognises the potential for long-term capital growth and a strong level of rental income. The Company will aim to prioritise the total return over time rather than maximising discount or yield at the point of purchase.

The full investment objective and policy are available in the Prospectus.

INTENDED RETAIL INVESTOR

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

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



The above rating is by default, due to a lack of historical data for the fund, which launched in March 2021.

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 year	5 year (recommended)
Stress	What you might get back after costs Average return each year	£9,250.00 -7.50%	£7,997.06 -7.18%	£7,000.88 -6.88%
Unfavourable	What you might get back after costs Average return each year	£10,031.28 0.31%	£10,241.74 0.80%	£10,602.76 1.18%
Moderate	What you might get back after costs Average return each year	£10,389.99 3.89%	£11,505.42 4.79%	£12,971.10 5.34%
Favourable	What you might get back after costs Average return each year	£10,907.86 7.02%	£12,978.31 8.55%	£15,442.76 9.30%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming 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 and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment. 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. This product cannot always easily be cashed in. The figures do not take account of your personal tax situation, which may also affect how much you get back. Performance figures assume that the fund maintains REIT status.

You can get further information about this fund, including the prospectus, from the company website at propertyhubreit.net

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

You may suffer financial loss due to the default of the Company which could equal the amount of your investment. There is no guarantee that the investment objective of the Company will be achieved and that the targeted annual dividend or total return figure will be met. Your investment is not covered by the Financial Services Compensation Scheme (FSCS).

What are the costs?

The "Impact on return per year" 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. These figures are estimates and may change in the future.

COSTS OVER TIME Scenarios (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	£353.22	£952.74	£1,483.40
Impact on return per year	3.53%	3.18%	2.97%

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 and 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. This includes the costs of distribution of the product.
	Exit costs	0.00%	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	1.25%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.62%	The impact of costs that we take each year for managing your investments and the costs presented in section II.

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

The recommended holding period is 5 years.

During normal market conditions, you can exit on the next monthly dealing date by selling to either another investor or by having the fund redeem your shares at its discretion. 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?

If you have any complaints please notify us by emailing us at info@propertyhubreit.net or by calling us on 020 3350 1234. As a shareholder of the Company, you do not have the right to complain to the Financial Ombudsman Service about the management of the Company

Other relevant information

The cost, performance and risk calculations included in this document are based on the methodologies prescribed by EU rules. 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, borrowing limits as well as details of its management, administration and depositary arrangements can be found in its listing document which is available on the Company's website: propertyhubreit.net

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