

INGENIOUS ESTATE PLANNING (IEP) PRIVATE REAL ESTATE

Fee illustration

27 September 2021

It is important to understand how fees and charges can impact an investment. In this document, we have clearly laid out all the one-off charges and ongoing charges paid to the Manager and Custodian in relation to IEP Private Real Estate.

Fees and charges

One off charges paid to the Manager

One off charges are paid by the Investor upon allotment and exit

Investment Fee	1.5% of the Subscription in the Service
Dealing Fee ¹	1% of the Subscription upon investment and 1% of the value of the Shares sold upon withdrawal

Ongoing charges paid to the Manager

Ongoing charges are paid by the Portfolio company, and the value of the Investors' Shares are recalculated accordingly

Management Fee	1% of the value of the portfolio per annum ² . This Management Fee accrues on a daily basis and is paid at the end of each quarter or redemption.
Administration Fee	0.25% of the value of the portfolio per annum ² paid to cover administrative costs and expenses of the Manager in relation to the Service. The administration fee accrues on a daily basis and is paid at the end of each quarter or redemption.

Ongoing charge paid to the Custodian

Approximately 0.1% of the investment in the Service is paid to the Custodian on a quarterly basis for custodial and nominee services. This equates to £5 (minimum) to £35 (maximum) per quarter, dependent on transactional work undertaken for each investor.

¹ The Manager reserves the right, in the event of an increase in the applicable rate of stamp duty, to increase the dealing fee charged upon disposal of shares by an equivalent amount.

² Calculated by reference to the applicable portfolio Net Asset Value (NAV), prior to deduction of fees for the relevant accrual period.

Investment illustration

So that Investors can see how they might be able to benefit from IEP Private Real Estate, we have included a worked example that explains how fees are deducted and how growth can accrue over a five-year investment horizon.

IEP Private Real Estate targets a long-term growth of **5-7%** per annum after all fees have been paid. The illustration below is based on achieving a growth rate at the middle of this target, of **6%** per annum, net of fees and charges, over five years. The target is not guaranteed, and the value of the investment can go down as well as up.

Subscription amount	£25,000
One off charge: Investment Fee	£375
One off charge: Dealing Fee	£250
Net investment amount	£24,375
Total ongoing charges in year 1	£339
Investment value after year 1	£25,838
Total ongoing charges year 2	£359
Investment value after year 2	£27,388
Total ongoing charges year 3	£381
Investment value after year 3	£29,031
Total ongoing charges year 4	£404
Investment value after year 4	£30,773
Total ongoing charges year 5	£428
Investment value after year 5	£32,619
Total ongoing charge = Management Fee + Administration Fee + Charge to the Custodian	

The fine print

All fees and charges will be subject to any applicable VAT.

Investors may have agreed an upfront and/or ongoing charge payable to their financial adviser. These fees can be specified in the adviser charge section of the Application Form in order for the Manager to facilitate the payment to the adviser. Upfront adviser charges will be taken from the Subscription before Shares are allotted. Ongoing charges will be paid through realisation of Shares in companies invested in by the Service. Further detail can be found in the Application Form. Investors should consult their financial adviser for any financial and tax implications of adviser charges.

The Manager and/or any affiliated company may provide or procure certain additional administration, management and other services to, or on behalf of, the Investor and/or some or all of the Portfolio Companies (as applicable). Examples of which may include, but are not limited to, custodian, nominee or similar services; legal, accounting, company secretarial, taxation, audit, administration and transactional services; and assistance in the sourcing of opportunities, structuring of opportunities, financing of opportunities, due diligence, monitoring and day-to-day trading operations, in consideration of which the company/ies providing such services shall be entitled to charge or recover (as the case may be) their reasonable costs and/or fees. Potential charges for these additional services may not be reflected within this illustration.

With the aim of reducing risk while maintaining quality deal flow for Portfolio Companies, Ingenious may arrange mezzanine finance to sit behind a Portfolio Company's loan. Such finance, if provided at all, may be partly or fully provided by part of the Ingenious Group or related parties in return for which the providers of such finance will earn a return commensurate with the risk position taken.

Important information

Alongside reading this document, please read the Brochure and Investor Agreement in full and consult your financial adviser before deciding whether this investment is right for you.

This document is for Retail Investors resident in the UK

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Investments with particular tax features will be dependent on your personal circumstances and tax rules may change in the future. Past Performance is no guarantee of current or future returns and the Investors may receive back less than invested. The price of investments and the income deriving from them can go down as well as up and are not guaranteed. To find the full details of the risk factors and associated mitigation techniques of the fund(s), please refer to the relevant fund documents.

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