

# 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 abrdrn European Logistics Income plc

ISIN: GB00BD9PXH49

Website: [www.eurologisticsincome.co.uk](http://www.eurologisticsincome.co.uk)

Document published: 30/11/2024

This product is managed by abrdrn 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 abrdrn European Logistics Income plc, an actively managed investment company registered in England and listed on the London Stock Exchange. Shares of abrdrn European Logistics Income plc (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 & Objective

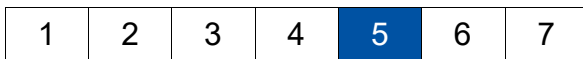
The Company's investment objective is to realise all existing assets in its portfolio in an orderly manner while seeking to balance maximising returns for Shareholders against the timeframe for disposal. The Company will cease to make any new commercial real estate acquisitions. Capital expenditure will be permitted where it is deemed necessary or desirable by the Board in connection with the realisation primarily where such expenditure is necessary to protect or enhance an asset's realisable value. Net proceeds from realisations will be used to repay borrowings and make timely returns of capital to shareholders (net of provisions for the Company's costs and expenses) in such manner as the Board considers appropriate. Further details of the realisation process can be found in the Company's circular to shareholders dated 5 July 2024.

### 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



Lower risk Higher risk



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.eurologisticsincome.co.uk/en/literature-library](http://www.eurologisticsincome.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 holds assets in European logistics real estate directly, through special purpose vehicles or other structures. The investments may be illiquid and difficult to dispose of. The Company will be managed with the intention of realising all the assets in its portfolio in an orderly manner and with a view to repaying borrowings and making timely returns of capital to Shareholders whilst aiming to obtain the best achievable value for the Company's assets at the time of their realisations. Realisations may take the form of disposals of single assets, groups of assets or the portfolio as a whole.

The objective of the Company is now to realise all existing assets in the Company's portfolio. Given the strategy of the Company, there is no meaningful index comparator.

### What could affect my return positively?

A well-judged disposal of assets could improve the net asset value of the Company and therefore returns. Whilst the Company reports in Euros, the net asset value ('NAV') is converted into Sterling ('GBP'), so the strengthening of the Euro relative to GBP could enhance the reported GBP NAV and/or the value of the return of proceeds to investors.

### What could affect my return negatively?

A poorly-judged disposal strategy or the mis-timing of disposals could result in poor returns with net proceeds less than an asset's carrying value. While the Company reports in Euros, the net asset value ("NAV") is converted into Sterling ("GBP"), so the weakening of the Euro relative to GBP could negatively impact the NAV in GBP and the amounts returned to shareholders. As assets are sold rental income will decrease while the Company's operating costs may not reduce in similar proportions. Income distributions to shareholders will necessarily reduce therefore and whilst the Company will seek to pay sufficient dividends to maintain investment trust status, investors should not rely on the Company's historic dividend record for an indication of future payments.

The Company is a listed Investment Company and in the event that the Company is wound up under severely adverse market conditions, the reported NAV 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 special purpose vehicles, limited partnerships and other structures through which the Company holds its assets may be illiquid and take time to unwind or be disposed. The liquidity profile of the portfolio may affect the degree of discount that would be applied. There is no guarantee that an asset's value as reported in the accounts will be achieved in an open market sale. The Company currently has borrowings secured against its assets which 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 in 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 is unable to pay dividends 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?

This disclosure has been prepared with reference to the Financial Conduct Authority's Statement on forbearance in relation to investment trust disclosure requirements dated 19 September 2024. It does not seek to comply with the requirements of the PRIIPS Regulation in this regard. 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 figures are estimates and may change in the future. We have not included operating costs, which are paid by the Company, on the basis that the return that you may receive will depend on the Company's share price performance and there is no direct link between the Company's share price and the costs that it pays. The operating costs incurred by the Company (together with other market factors) can affect the share price of the Company.

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 GBP			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years
Total costs	0 GBP	0 GBP	0 GBP
Impact on return (RIY) per year	0.0%	0.0%	0.0%

#### 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, what the different cost categories mean.

One-off costs	Entry costs	0.00%	No entry costs are payable to the Company or its investment manager when you acquire ordinary shares, although you may be required to pay your own broker fees or commissions.
	Exit costs	0.00%	No exit costs are payable to the Company or its investment manager when you dispose of ordinary shares, although you may be required to pay your own broker fees or commissions.
Ongoing costs	Portfolio transaction costs	0.00%	No portfolio transaction costs, relating to the buying and selling of underlying investments, are payable by you to the Company or its investment manager. You should be aware that portfolio transaction costs are incurred by the Company, as set out in the Company's Annual Report and Accounts which can be found on the Company's website.
	Other ongoing costs	0.00%	No management or advisory fees are payable by you to the Company, its investment manager or other service providers including its operations manager. You should be aware that management and advisory costs are incurred by the Company as set out in the Company's Annual Report and Accounts which can be found on the Company's website.
Incidental costs	Performance fees	0.00%	The Company does not pay a performance fee.
	Carried Interests	0.00%	The Company does not pay carried interest.

### 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 medium to long-term investment. Since the value of investments and the income from them can rise and fall over differing time periods, you should have an investment horizon of at least 5 years when buying an investment of this type.

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.investments.co.uk](http://www.investments.co.uk) or you may lodge your complaint by emailing us at [complaints.investments@abrdn.com](mailto:complaints.investments@abrdn.com). 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. Depending on how you buy your shares, you may incur other costs including broker commission, platform fees and stamp duty. Please ask your broker or platform provider for additional information where necessary.

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 Annual Report and Pre-Investment Disclosure Document available on the Company's website: [www.eurologisticsincome.co.uk](http://www.eurologisticsincome.co.uk). Copies of the Company's published net asset values will also be available on the website in due course and will be available in paper copy free of charge upon request.