



KEY INFORMATION DOCUMENT

27 NOVEMBER 2018

THIS DOCUMENT HAS BEEN PREPARED AS REQUIRED UNDER THE EU PACKAGED RETAIL AND INSURANCE-BASED INVESTMENT PRODUCTS REGULATION NO 1286/2014

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

GCP Student Living plc
("GCP Student", or the "Company")
ISIN: GB00B8460Z43 (ordinary share class)
LEI: 2138004J4ID66FK38H25
www.gcpstudent.com

Investment Manager: **Gravis Capital Management Ltd**
("Gravis")
Tel: +44 (0)20 3405 8500
www.graviscapital.com
Gravis is authorised and regulated by the FCA and has prepared this Key Information Document.

The date of this document is 27 November 2018.

You are about to purchase a product that is not simple and may be difficult to understand.

WHAT IS THIS PRODUCT?

Type

GCP Student is a closed-ended investment company incorporated in England and Wales on 26 February 2013 which carries on business as the principal company of a Real Estate Investment Trust. Ordinary shares of GCP Student are bought and sold via the main market of the London Stock Exchange. Typically, the price an investor pays for an ordinary share will be higher than the price at which that share could be sold.

The return to investors is dependent on the performance of the share price and the dividends paid by the Company, which is largely determined by the performance of the underlying investments.

Objectives

The Company invests in modern, purpose built, private student residential accommodation and commercial facilities located primarily in and around London. The Company targets attractive total returns in the long term through the potential for modest capital appreciation and regular, sustainable, long term dividends with RPI inflation linked income characteristics.

The Company may borrow for the purpose of making investments. This will magnify any gains or losses made by it. Borrowings as a

percentage of gross assets, will not exceed 55 per cent. at the time of investment. It is the Company's current intention to target gearing of less than 30 per cent. of gross assets in the long term.

The Company pays dividends on a quarterly basis. In respect of the 12-month period ended 30 June 2018 the Company paid dividends totalling 5.95 pence per ordinary share.

Intended retail investor

An investment in GCP Student is only suitable for long-term investors who are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses (which may be equal to the whole amount invested) which may result from such an investment. Accordingly, typical retail investors in the ordinary shares of GCP Student are expected to be private clients and sophisticated investors and investors capable of making an informed investment decision.

Term

The Company has an indefinite life.

Insurance benefits

Not applicable.

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



← Lower risk Higher risk →

The risk indicator assumes that you keep the product for five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

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 3 out of 7, which is a medium-low risk class. This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact the capacity of the Company to pay you. This product does not include any protection from future market performance so you could lose some or all of your investment.

Further details of the risks relevant to GCP Student are set out in its annual report at www.graviscapital.com/funds/gcp-student/literature.

PERFORMANCE SCENARIOS – INVESTMENT OF £10,000

Scenario		1 year	3 years	5 years (recommended minimum holding period)
Stress scenario	What you might get back after costs (average return each year)	£5,465 -45.35%	£7,033 -11.97%	£6,297 -8.83%
Unfavourable scenario	What you might get back after costs (average return each year)	£9,980 -0.20%	£11,397 4.46%	£13,345 5.94%
Moderate scenario	What you might get back after costs (average return each year)	£11,118 11.18%	£13,753 11.21%	£17,013 11.21%
Favourable scenario	What you might get back after costs (average return each year)	£12,402 24.02%	£16,619 18.45%	£21,720 16.78%

This table shows the money you could get back (based on share price total return with dividends reinvested) over the next five years under different scenarios, assuming you invest £10,000. 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 on how the value of this investment varies, 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 the Company is not able to

pay you. The figures shown include all the costs of the product itself, but do not include all of the costs that you may pay to your adviser or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

The figures above have been calculated in accordance with prescriptive methods set out in EU Regulation based on past performance. The figures are not forecasts or projections and are not guaranteed in any way. Past performance is not a reliable indicator of future performance, and investors may not get back the original amount invested.

WHAT HAPPENS IF GCP STUDENT IS UNABLE TO PAY OUT?

As a shareholder of GCP Student you would not be able to make a claim for compensation to the Financial Services Compensation Scheme in the event the Company is unable to pay out.

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 that are shown here are the cumulative costs of the product itself, for three differing holding periods. The figures assume you invest £10,000. The figures are estimates and may change in the future.

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.

	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years (recommended minimum holding period)
Total costs (£)	£137	£460	£859
Impact on return (RIY) per year	1.37%	1.37%	1.37%

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	None	The impact of the costs you pay when entering your investment.
	Exit costs	None	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	None	The impact of the costs of buying and selling underlying investments for the product.
	Other ongoing costs	1.22%	The impact of the costs directly incurred by the Company each year for managing your investment.
Incidental costs	Performance fees	None	The impact of the performance fee. Not applicable for this product.
	Carried interests	None	The impact of carried interests. Not applicable for this product.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

GCP Student seeks to provide shareholders with attractive risk-adjusted returns through regular, growing distributions and modest capital appreciation over the long term. Therefore, the recommended holding period for this product is at least five years. The Company is a closed-ended investment company whose shares are traded on the main market of the London Stock Exchange. The Company does not have a redemption facility. Shareholders wishing to realise their investment may do so by selling their shares on the market.

HOW CAN I COMPLAIN?

Complaints about the Company or the Key Information Document should be sent to: The Compliance and Risk Officer, Gravis Capital Management Limited, 24 Savile Row, London W1S 2ES or to sarah.bowe@graviscapital.com. For further information please refer to the Gravis website at graviscapital.com.

OTHER RELEVANT INFORMATION

The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU Regulations. Further information relevant to GCP Student is available at gcpstudent.com. Such information includes details of the Company's share price and copies of the half yearly and annual financial report and accounts and other documents published by the Company, as well as announcements released by it containing additional information relating to the performance of the Company.

The 'other ongoing costs' set out above represent the costs of the Company which are deducted from its assets comprising payments to its external service providers and costs which are directly incurred by it, including an investment management fee of 1% per annum on NAV which is reduced to offset asset and facilities management fees. The net annual investment management fee paid to the Investment Manager is c.0.85%. The ongoing costs do not include costs incurred in the underlying portfolio investments and which are not deducted from the Company's assets comprising transaction costs of 0.41% and other ongoing costs of 2.75% (these being property operating expenses of 1.47% and financing costs of 1.28%).