

# 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

Investment Bond investing in the SWIS UK Property Fund

ISIN: GB0002028958

Provided by Scottish Widows Limited ([www.scottishwidows.co.uk](http://www.scottishwidows.co.uk)). Call 0800 592925 for more information. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial Services Register number 181655.

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### What is this product?

It is an insurance-based investment contract. You can choose to invest in one or more funds we offer. Each fund is divided into units (like shares). Your bond's value is determined by the number of units it holds in each fund, and the price of those units.

The Fund invests via the Scottish Widows Unit Trust Managers Limited (SWUTM) Scottish Widows Pooled Property ACS Fund 1. The ACS Fund aim is: to provide a return based on the combination of capital growth and income, by investing in UK commercial scale properties. The Fund is actively managed by the Fund Manager who chooses investments with the aim of outperforming the MSCI UK Quarterly Property Index (the "Index") by 0.5% per annum on a rolling 3 year basis, before deduction of fees. At least 70% of the Fund will invest directly in commercial scale properties in the UK market aiming for capital growth via property development and market appreciation, in addition to earning income via leasing of property assets. The Fund will invest in a diversified range of property including: office buildings, shopping centres, retail units, industrial units, warehouses, land and other property types of suitable commercial scale. A small proportion may be invested indirectly through property shares and other funds (including those managed by SWUTM and its associates). At least 80% of the exposure will be in the UK but the Fund may also hold a small proportion overseas. Due to the nature of property assets the Fund may hold a portion of its assets in cash and in cash-like investments, and/or exchange traded property-related shares to assist in meeting the Fund's liquidity requirements. The Fund Manager is limited in the extent to which the Fund's allocation across property assets as well as across property sectors can differ relative to the market for UK properties (as represented by the Index).

The bond is designed for investors who:

- want potential capital growth or an income over the medium to long-term (at least 5 to 10 years).
- want to initially invest at least £10,000 or make additional payments of at least £1,000.
- accept their bond's value will fluctuate and they might not get back the full amount invested.

On death, we'll pay either 100% or 101% of the bond's value, depending on your age at the start of the bond (or 110% if death is caused by an accident). There is no additional cost for this cover. The bond has no fixed term and will continue until you ask us to cash it in, or you die.

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

The summary risk indicator is a guide to the level of risk of the Investment Bond investing in the SWIS UK Property Fund compared to other products and funds. 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.

1 2 3 4 5 6 7

Lower risk Higher risk

The risk indicator assumes you keep the product for 10 years and that you remain invested in this Fund. If you change funds, the risk indicator may change.

We have classified this Fund 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.

The value of your investment, and any income from it, is not guaranteed and can go up and down depending on the performance of each of the assets in the Fund. 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 section 'What happens if Scottish Widows Limited is unable to pay out'. The indicator shown above does not consider this protection.

## Investment performance information

The main factors likely to affect future performance is the range of economic and market performance factors such as interest rates, foreign exchange rate, economic growth, political, economic and international developments and market trends prevalent during the period of investment. Future performance is also likely effected by the decisions taken by the Fund manager to select a portfolio of direct properties based on their characteristics such as location, property type, rental potential, and development and upgrading opportunities. Due to the illiquid and individual nature of direct property investments the value of the Fund's assets can also be influenced by factors such as the valuation methodology, trends in redemption activity by the Fund's investors, and the actions of regulators and the Fund's trustees in times of market stress.

The Fund seeks to outperform the MSCI UK Quarterly Property Index which is a benchmark of the performance of a group of property funds with broadly similar characteristics. The Fund's performance and volatility may deviate substantially, both favourably and unfavourably from that experienced by the index.

### What could affect my return positively?

The Fund is likely to achieve higher returns if conditions in overall property markets are favourable. The Fund will achieve higher returns if the properties selected by the Fund manager provide positive returns over time and if these properties provide superior returns than the market average as represented by the index.

### What could affect my return negatively?

The Fund is likely to achieve lower or negative returns if conditions in overall property markets are unfavourable. The Fund will achieve lower returns if the properties selected by the Fund manager provide negative returns over time or if these properties provide an inferior return compared to the market average as represented by the index.

If you cash in your investment at a time of adverse market conditions, when values of property investments are down, you could achieve lower than expected returns, including the possibility that you will make a loss on your investment.

## What happens if Scottish Widows is unable to pay out?

Your Plan is fully covered by the Financial Services Compensation Scheme. More information about compensation arrangements is available from the Financial Services Compensation Scheme, who can be contacted on 0800 678 1100 or 0207 741 4100 or via their website at [www.fscs.org.uk](http://www.fscs.org.uk)

## 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 shown here are the cumulative costs of the product itself, for three different holding periods. The monetary figures shown assume you invest £10000. 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.

Investment £10000			
Scenarios	If you cash in after 1 year	If you cash in after 5 years	If you cash in at 10 years
Total costs	£190	£762	£1508
Impact on return (RIY) per year	1.88%	1.47%	1.42%

## What are the costs? (continued)

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	0.05%	The impact of the costs you pay when entering your investment.
	Exit costs	N/A	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	N/A	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.37%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	N/A	There are no performance fees.
	Carried interests	N/A	There are no carried interests.

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

As the bond is a medium to long-term investment, it's designed to be held for at least five to ten years, but can be held for as long as you want. When you cash in, or if you switch between funds, there may be a delay of up to one month for this Fund. The value of your bond can go down as well as up and you could get back less than you invested, particularly if you cash in your bond in the short term.

You can make regular and one-off withdrawals. Withdrawals could be greater than any growth achieved and could reduce your bond's value below the amount invested. You should refer to the Additional Information Document for the conditions that apply and information on tax.

For new investments, you can change your mind within 30 days of when you receive your cancellation notice. You'll need to tell us in writing and we'll return your money less any fall in its value.

## How can I complain?

If you ever need to complain, please contact our Customer Relations Department at:  
Scottish Widows Limited, 69 Morrison Street, Edinburgh EH3 1HL  
Telephone: 0800 592925. E-mail: [CPDRTeam.IFABond@scottishwidows.co.uk](mailto:CPDRTeam.IFABond@scottishwidows.co.uk)

If you're not satisfied with our response you can complain to the Financial Ombudsman Service at:  
Exchange Tower, London E14 9SR  
Telephone: 0800 023 4567 or via their website at: [www.financial-ombudsman.org.uk/contact/index.html](http://www.financial-ombudsman.org.uk/contact/index.html)  
E-mail: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)

Complaining to the Ombudsman won't affect your legal rights.

## Other relevant information

Portfolio Transaction Costs as at 31/12/2024.

Please contact us if you require any additional information on the Investment Bond and the alternative investment choices available to you.

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