

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

Caledonia Investments plc ordinary 5p shares
ISIN: GB0001639920
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PRIIP manufacturer (for the purposes of this document only): Caledonia Investments plc

Competent Authority of the PRIIP manufacturer in relation to the Key Information Document: The Financial Conduct Authority

This Key Information Document was produced on 4 December 2018

WHAT IS THIS PRODUCT?

Type	Ordinary shares of Caledonia Investments plc, a self-managed closed-ended investment trust company incorporated in England (the "Company"). The ordinary shares are traded on the Premium segment of the Main Market of the London Stock Exchange. The Company has an unlimited life and there is no maturity date for the ordinary shares. There is no recommended holding period for the ordinary shares. The Company may, but is under no obligation to, repurchase ordinary shares and investors should expect that the primary means of disposing of ordinary shares will be by sales on the secondary market. The price at which an investor may dispose of ordinary shares will depend on the prevailing secondary market price, which may, or may not, reflect the prevailing net asset value per ordinary share. Typically, at any given time on any given day, the price you pay for an ordinary share will be higher than the price at which you could sell it.
Objectives	To invest in proven well-managed businesses that combine long term growth characteristics with an ability to deliver increasing levels of income; to allocate investments to listed and private markets in broadly equal proportions; and to invest in a range of sectors and, in particular through our fund investments, with a global reach.
Intended retail investor	The Company is not specifically intended for retail investors. An investment in the Company is suitable only for investors that are capable of evaluating the merits and risks of such an investment, who understand the potential risk of capital loss and that there may be limited liquidity in the ordinary shares, for whom an investment in the ordinary shares constitutes part of a diversified investment portfolio, who fully understand and are willing to assume the risks involved in investing in the Company and who have sufficient resources to be able to bear losses (which may equal the whole amount invested) that may result from such an investment. Accordingly, typical investors in the Company are expected to be experienced investors, institutional investors, high net worth investors and other investors who have taken appropriate professional advice and understand the risks involved in investing in the Company.

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

Risk Indicator



There is no recommended holding period for this product, although the risk indicator above assumes you keep the product for five years. There is no committed liquidity offered by market makers or the PRIIP manufacturer so liquidity depends only on the availability of buyers and sellers on the secondary market. You may not be able to sell your product easily or you may have to sell at a price below the price you paid or below the prevailing net asset value. This product is denominated in GBP.

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.

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In accordance with the legislation, we have classified this product as 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level, and poor market conditions could impact the value of the ordinary shares.

The summary risk indicator only reflects historic share price volatility of the company. Other risks materially relevant to the ordinary shares that are not included in the summary risk indicator include:

- The Company is exposed to the risk that its portfolio fails to perform in line with the Company's objectives if it is inappropriately invested or markets move adversely.
- The Company is exposed to the risks arising from any failure of its own operational systems and controls or those of its service providers.
- While there are a number of methods by which the Company could seek to manage any discount to net asset value at which the Company's shares trade in the secondary market, there is no guarantee that the Company can or will utilise any or all of these methods or, if it does, that it will be successful.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

Investment of £10,000

Scenarios		1 year	3 years	5 years
Stress scenario	What you might get back after costs	£4,233	£5,448	£4,468
	Average return each year	-57.7%	-18.3%	-14.9%
Unfavourable scenario	What you might get back after costs	£9,124	£9,735	£10,864
	Average return each year	-8.8%	-0.9%	1.7%
Moderate scenario	What you might get back after costs	£11,097	£13,674	£16,850
	Average return each year	11.0%	11.0%	11.0%
Favourable scenario	What you might get back after costs	£13,513	£19,232	£26,168
	Average return each year	35.1%	24.4%	21.2%

This table shows the money you could get back over the next five years, under different scenarios, assuming that you make an initial investment of £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 your underlying investment performs, how the overall 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 on its liquidation. The past performance of an investment is not necessarily a guide to its performance in the future. The value of shares can go down as well as up and you may not get back the full amount you invested.

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

WHAT HAPPENS IF THE COMPANY IS UNABLE TO PAY OUT?

The Company is not required to make any payment to you in respect of your investment. If the Company was liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors. The Company has no obligation to make any payment to you in respect of the ordinary shares. There is no compensation or guarantee scheme in place that applies to the Company and, if you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment. As a shareholder in the Company, you would not be able to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay you anything on its liquidation.

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 figures assume you invest £10,000. The figures are estimates and may change in the future. You should note that these costs are paid by the Company whereas the return that you may receive will depend on the Company's share price performance. There is no direct link between the Company's share price and the costs that it pays.

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Table 1: Costs over time

The person 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 of £10,000

Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in after 5 years
Total costs	£330	£1,257	£2,660
Impact on return (RIY) per year	3.3%	3.3%	3.3%

Table 2: Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return that you might get at the end of the recommended holding period;
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	n/a	No entry costs are payable when you acquire your investment.
	Exit costs	n/a	No exit costs are payable when you dispose of your investment.
Ongoing costs	Portfolio transaction costs	0.04%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.22%	The impact of the salaries payable to our staff and other costs and expenses of running the company, together with management and performance fees relating to our underlying funds portfolio.
Incidental costs	Performance fees	0.26%	The impact of the performance-related compensation schemes payable to the company's staff.
	Carried interests	n/a	There are no carried interests applicable to the product.

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

This product has no required minimum holding period. It is designed for long term investment with investors being able to sell their investment at will on the London Stock Exchange. The Company is not obliged to acquire any of the Company's shares. You may sell your shares in the Company on any day which is a dealing day on the London Stock Exchange. No fees or penalties are payable to the PRIIP's manufacturer on sale of your investment but you may be required to pay fees or commissions to any person arranging the sale on your behalf.

HOW CAN I COMPLAIN?

As a shareholder in Caledonia Investments plc, you do not have the right to complain to the Financial Ombudsman Service about the management of the Company. If you have any complaints about the product or conduct of the product manufacturer, you may lodge your complaint by writing to the Company at Cayzer House, 30 Buckingham Gate, London SW1E 6NN or by email to enquiries@caledonia.com or via the Company's website at www.caledonia.com. If you have a complaint about a person who is advising on, or selling, the product you should pursue that complaint with the relevant person in the first instance.

OTHER RELEVANT INFORMATION

Depending on how you buy and sell these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.

Further documentation, including the Company's annual and semi-annual reports and regulatory disclosures, is available on the Company's website at www.caledonia.com. This documentation is made available in accordance with the Listing Rules and the Disclosure Guidance and Transparency Rules of the United Kingdom Listing Authority.