

Key Information Document

Investor Class (ISIN: GG00BMC7TM77)

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

Name: Cordiant Digital Infrastructure Limited - Ordinary Share

Name of PRIIP Manufacturer: Cordiant Capital Inc.

ISIN: GG00BMC7TM77

Contact details: The Company can be contacted through its company secretary Aztec Financial Services (Guernsey) Limited (+44 1481 749 700). The Company's website is www.cordiantdigitaltrust.com

Date of production of this document: 18 July 2023

What is this product?

Type: Cordiant Digital Infrastructure Limited (the "Company") is a non-cellular company limited by shares incorporated under the laws of Guernsey with registered number 68630 and registered as a registered closed-ended investment scheme. The Company was incorporated in Guernsey under the Companies Law on 4 January 2021

Objectives: The Company will seek to generate attractive total returns (on a risk adjusted basis) for Shareholders over the longer term, comprising capital growth and a progressive dividend, through investment in Digital Infrastructure Assets.

The Company will invest principally in operating Digital Infrastructure Assets, with a predominant focus on data centres, mobile telecommunications/broadcast towers and fibre-optic network assets, primarily located in the UK, the EEA, the United States of America and Canada

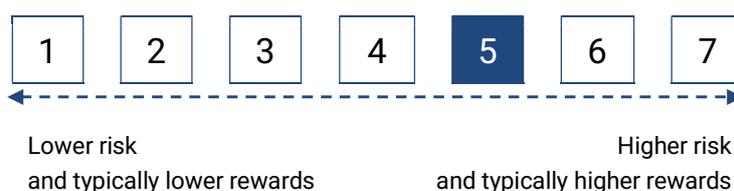
Intended retail investor: The Ordinary Shares are admitted to the Specialist Fund Segment of the main market of the London Stock Exchange plc (the "Specialist Fund Segment"), which is intended for institutional, professional, professionally advised and knowledgeable investors who understand, or who have been advised of, the potential risk from investing in companies admitted to the Specialist Fund Segment. The Specialist Fund Segment is only suitable for investors: (i) who understand the potential risk of capital loss and that there may be limited liquidity in the underlying investments of the Company; (ii) for whom an investment in securities admitted to trading on the Specialist Fund Segment is part of a diversified investment programme; and (iii) who fully understand and are willing to assume the risks involved in such an investment portfolio.

It should be remembered that the price of the Ordinary Shares can go down as well as up.

Maturity: There is no maturity date.

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

Risk indicator



This risk indicator assumes you keep the product for 5 years which is the recommended holding period. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

The summary risk indicator is a guide to the level of risk of the Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the market or because we are not able to pay you. We have classified this Product as 5 out of 7, which is 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. 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 what is owed, you could lose your entire investment.

Performance Scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you 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 you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of a suitable benchmark over the last ten years. Markets could develop very differently in the future. The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period:	5 years	<i>Recommended holding period</i>	
Example Investment:	10,000 GBP	1 year	5 years
Minimum	There is no minimum guaranteed return if you exit before 5 years. You could lose some or all of your investment.		
Stress Scenario	What you might get back after costs	3,760 GBP	3,520 GBP
	Average Return each year	-62.41 %	-18.87 %
Unfavourable Scenario	What you might get back after costs	7,860 GBP	8,070 GBP
	Average Return each year	-21.39 %	-4.19 %
Moderate Scenario	What you might get back after costs	10,420 GBP	11,380 GBP
	Average Return each year	4.17 %	2.61 %
Favourable Scenario	What you might get back after costs	12,710 GBP	13,980 GBP
	Average Return each year	27.18 %	6.94 %

Unfavourable Scenario: This type of one year scenario occurred for an investment between Oct 2021 and Oct 2022. The five-year scenario occurred for an investment between Apr 2022 and Jul 2023.

Moderate Scenario: This type of one year scenario occurred for an investment between May 2019 and May 2020. The five-year scenario occurred for an investment between Feb 2015 and Feb 2020.

Favourable Scenario: This type of one year scenario occurred for an investment between Apr 2014 and Apr 2015. The five-year scenario occurred for an investment between Aug 2013 and Aug 2018.

What happens if Cordiant Digital Infrastructure Limited is unable to pay out?

The Ordinary Shares are admitted to trading on the Specialist Fund Segment. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities have been paid.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year, you would get back the amount that you invested (0 % annual return).
- For the other holding periods, we have assumed that the product performs as shown in the moderate scenario.
- 10,000 GBP is invested.

Scenarios	If you exit after 1 year	If you exit after 5 years <i>Recommended holding period</i>
Total Costs	199 GBP	1,170 GBP
Annual cost impact (*)	2.0 %	2.0 %

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period your average return per year is projected to be 4.65% before costs and 2.61% after costs.

Composition of costs

The table below shows the impact each year of the different types of costs on the investment returns you might get at the end of the recommended holding period; and the meaning of the different cost categories.

One-off Costs		<i>If you exit after 5 years Recommended holding period</i>	
Entry costs	We do not charge an entry fee for this product.	0 GBP	0 %
Exit costs	We do not charge an exit fee for this product.	0 GBP	0 %
Ongoing Costs			
Management fees and other administrative or operating costs	1.18% of the value of your investment each year. This is an estimate based on actual costs over the last year.	682 GBP	1.2 %
Transaction costs	0.73 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	422 GBP	0.7 %
Incidental costs taken under specific conditions			
Performance fees	The performance fee is calculated as 12.5% of excess returns (the lower of the share price total return and the NAV total return) over a 9% p.a. compounding hurdle.	66 GBP	0.1 %

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

Recommended holding period: 5 years.

This is a medium to long term investment.

The company is a closed-ended investment company whose Ordinary Shares are admitted to trading on the Specialist Fund Segment. Shareholders who wish to realise their investment may only do so by selling their shares on the market. The price at which the shares are traded will be based on trading prices at the time on the London Stock Exchange on any normal business day.

How can I complain?

Complaints should be addressed to CORD@aztecgroupp.co.uk.

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available online at www.cordiantdigitaltrust.com