


Troy Income & Growth Trust plc

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, cost, potential gains and losses of this product and help you compare it with other products.								
Product								
Product								
Name: Troy Income & Growth Trust plc Website: https://www.tigt.co.uk	ISIN: GB0003708665							
PRIIP Manufacturer								
Name: PATAC Limited Regulator: Financial Conduct Authority	Telephone: +44 (0) 131 538 1400							
Date of document production: 19 December 2017								
What is this product?								
Type								
Troy Income & Growth Trust plc ("the Company") is an investment company as defined by Section 833 of the Companies Act 2006 and carries on business as an investment trust. The Company's shares are listed and traded on the London Stock Exchange and the Company is subject to the UK Listing Rules. Typically, at any given time on any given day, the price you pay for a share will be higher than the price at which you could sell it. The Company operates a discount and premium control mechanism, which aims to ensure that, under normal market conditions, the price of a share will closely reflect the value of the net assets attributable to the share.								
Objectives								
The Company's investment objective is to provide shareholders with an attractive income yield and the prospect of income and capital growth through investing in a portfolio of predominantly UK equities. Equities are selected for their inclusion within the portfolio solely on the basis of the strength of the investment case with the focus being on long term income growth along with capital preservation. Asset classes other than equities will be purchased from time to time and will vary as opportunities are identified and will include convertibles, preference shares, fixed income securities and corporate bonds.								
Borrowings								
The Company may use derivatives as a way of increasing or reducing its investment exposure and can borrow to purchase assets for the Company. This will magnify any gains or losses made by the Company.								
Duration								
The Company operates a continuation vote whereby investors can vote to continue or wind up the Company every five years.								
Intended retail investor								
Investors with no specific financial expertise seeking income with the potential for income and capital growth over the long term, by investing predominantly in UK equities. Financial experience is not considered a necessity. However, investors must at least understand a product where capital is at risk and have the capacity to bear losses (possibly total) on their original investment, accepting risk to their capital. The product may be suitable as a component of a portfolio and for investors who are looking to set aside their capital for the long term (at least five years), though shares may be sold on a daily basis.								
What are the risks and what could I get in return?								
Risk Indicator								
Lower risk	<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> </tr> </table>	1	2	3	4	5	6	7
1	2	3	4	5	6	7		
	Higher risk							
	The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your investment 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 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 we are not able to pay you.								
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 amount you could get back.								

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Capital may be at risk as the value of investments may go down as well as up and there can be no guarantee that investors will get back the amount originally invested. Past performance is not a guide to future performance. This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance for the purposes of this Key Information Document has been based on share price total return with dividends reinvested.

Performance Scenarios

Investment £10,000				
Scenarios		1 Year	3 Years	5 Years (Recommended holding period)
Stress scenario	What you might get back after costs	£4,891.98	£5,500.98	£4,528.32
	Average return each year	-51.08%	-18.06%	-14.65%
Unfavourable scenario	What you might get back after costs	£9,157.57	£9,622.45	£10,531.58
	Average return each year	-8.42%	-1.27%	1.04%
Moderate scenario	What you might get back after costs	£10,943.81	£13,097.88	£15,681.52
	Average return each year	9.44%	9.41%	9.42%
Favourable scenario	What you might get back after costs	£13,063.39	£17,808.00	£23,322.84
	Average return each year	30.63%	21.21%	18.46%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that 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 we are not able to pay you.

The figures shown include all the costs of the product itself, but may not include 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 happens if the Company is unable to pay out?

Any default by the Company would have a material impact on the value of your shares.

The Company's shares are traded on the London Stock Exchange. Therefore, as a shareholder of 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 out. A default by the Company or any of the underlying holdings could affect the value of your investment.

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. They include potential early exit penalties. 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 the impact that all costs will have on your investment over time. Depending on how you buy 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.

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Investment £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	£128.84	£391.42	£660.86
Impact on return (RIY) per year	1.29%	1.29%	1.29%

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
- the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	0.00%	The impact on the costs you pay when entering your investment.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.12%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.04%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	N/A	The impact of performance fees on your investment.
	Carried interests	N/A	The impact of carried interests on your investments.

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

Recommended holding period: 5 years

There is no minimum or maximum holding period for the shares. However, the shares should be considered a medium to long-term investment. The shares can be sold on the London Stock Exchange when the market is open. Dealing charges and taxes may be incurred on transactions. There is no guarantee of any appreciation in the value of the Company's shares and investors may not get back the full value of their investments. The value of the shares and the income derived from them (if any) may go down as well as up. The Company has a continuation vote every 5 years by which shareholders can vote to wind-up the Company. Aside from this vote, investors will only be able to realise their investment through the market.

How can I complain?

As a shareholder of the Company you do not have a right to complain to the Financial Ombudsman Service (FOS) about the management of the Company. Complaints about the Company or the Key Information Document can be sent by email, telephone or post:

Email: cosec@patplc.co.uk

Telephone: +44 (0) 131 538 1400

Post: PATAC Limited, 21 Walker Street, Edinburgh EH3 7HX.

Other relevant information

The performance scenarios set out in the 'What are the risks and what could I get in return' section are estimates of future performance based on past results and are not an exact indicator of future performance.

The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU rules.

The person advising on or selling the product may have to provide you with additional information as required by their financial regulator or national law.

Further information on the Company is available within the Annual and Interim Reports which can be accessed on the Company's website at <https://www.tigt.co.uk>.

The most up to date version of this Key Information Document is available on the Company's website at <https://www.tigt.co.uk>.