

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.

**Yatra Capital Limited - Ordinary shares**

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 Yatra Capital Limited  
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Competent Authority: Jersey Financial Service Commission  
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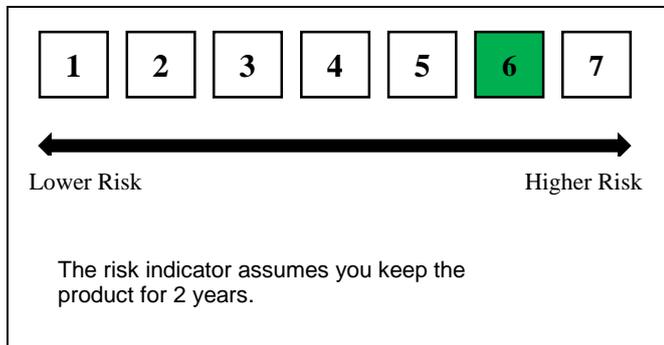
**You are about to purchase a product that is not simple and may be difficult to understand.**

**What is the product?**

<b>Type</b>	This product is a class of shares of no par value of the public company Yatra Capital Limited (the "Fund"). The Fund is a public company registered in Jersey under the companies (Jersey) law of 1991. The liability of shareholders is limited. The Company is regulated in Jersey as a listed fund.
<b>Objectives</b>	The investment objective of the Fund is to achieve capital growth for investors in excess of 25% per annum through the development, ownership and exploitation of high quality residential, commercial and retail properties in India.  The product should be viewed as a short-term investment (recommended holding period of 2 years). You can, however, withdraw your investment at any time.
<b>Intended retail investor</b>	The product is suitable for long term investment and for investor wanting to gain exposure to the Indian real estate sector.

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

**Risk indicator**



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 6 out of 7, which is the second-highest risk class.

This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact the capacity to pay you.

**Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period.

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

## Performance Scenarios

Investment: EUR 10 000

Scenarios		1 Year	2 Years (Recommended Holding Period)
<b>Stress scenario</b>	What you might get back after costs	454.58	1833.27
	Average return each year	-95.45%	-57.18%
<b>Unfavorable Scenario</b>	What you might get back after costs	4 520.44	2 939.60
	Average return each year	-54.80%	-45.78%
<b>Moderate scenario</b>	What you might get back after costs	8 465.40	7 106.69
	Average return each year	-15.35%	-15.70%
<b>Favorable scenario</b>	What you might get back after costs	15 424.16	16 716.09
	Average return each year	54.24%	29.29%

This table shows the money you could get back over the next 2 years, under different scenarios, assuming that you invest EUR 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/product. 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 and includes the costs of 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 Yatra Capital Limited is unable to pay out?

The investor may face a financial loss (equal to some or all of the investor's investments) due to the default of the product or Yatra Capital Limited. Such a potential loss is not covered by any investor compensation or guarantee scheme.

## What are the costs?

### Presentation of 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 two different holding periods. The figures assume you invest EUR 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.

Scenarios	If you cash in after 1 Year	If you cash in after 2 Years (Recommended Holding Period)
<b>Investment EUR 10 000</b>		
<b>Total costs</b>	<b>573.00</b>	<b>1 058.04</b>
<b>Impact on return (RYI) per year</b>	<b>5.73%</b>	<b>5.72%</b>

### 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.

<b>One-off costs</b>	<b>Entry costs</b>	0.00%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	<b>Exit costs</b>	0.00%	The impact of the costs of exiting your investment at the end of the recommended holding period.
<b>Ongoing costs</b>	<b>Portfolio transaction costs</b>	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	<b>Other ongoing costs</b>	4.09%	The impact of the costs that we take each year for managing your investments.
<b>Incidental costs</b>	<b>Performance fees</b>	1.64%	This is the performance fee as a % of the Net Asset Value of the Company, payable on exit from the portfolio.
	<b>Carried interests</b>	0.00%	There is no carried interest.

### How long should I hold it and can I take my money out early? Recommended holding period : 2 years

The stock can be held as long as you wish. Money can be taken out early by selling it on the exchange, if liquidity required earlier.

### How can I complain?

Any complaint can be sent via email to [cmillardbeer@citco.com](mailto:cmillardbeer@citco.com) (company) or [vganesh@ifsm Mauritius.mu](mailto:vganesh@ifsm Mauritius.mu) (investment advisor) and in hard copy to Charles Millard-Ber, Citco Jersey Limited, No. 4 The Forum, Grenville Street, St. Helier, Jersey JE2 4UF. Also a complainant can call on +44 1534 756706 (company) or +230 5499 3580 (investment advisor).

### Other relevant information

Further information about the PRIIP can be obtained from the latest factsheet, annual accounts and half-yearly reports of Yatra Capital Ltd. These documents are available free of charge in English and can be found, along with other information and materials on the Company website at [www.yatracapital.com](http://www.yatracapital.com) for further details and all documentation related to this investment company. Investors should note that the tax legislation that applies to the PRIIP may have an impact on the personal tax position of their investments in the PRIIP.