



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.

Ordinary shares of no par value in EJF Investments Ltd

Identifier: JE00BF0D1M25
EJF Investments Manager LLC
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Competent Authority: Financial Conduct Authority
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You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

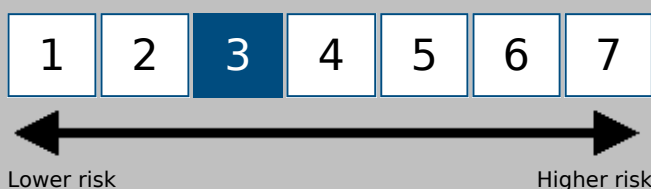
Type Ordinary shares in a closed-ended investment company incorporated in the Bailiwick of Jersey. Save for payments of dividends or other returns (e.g. on a winding up), Ordinary shares of no par value in EJF Investments Ltd ("the **Company**") is not expecting to pay you and you are expected to generate returns through selling your shares through a bank or stockbroker. The ordinary shares have no maturity date. Shares of the Company are bought and sold via markets. 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.

Objectives The Company's investment objective is to seek to generate attractive risk adjusted returns for its shareholders by investing in opportunities created by regulatory and structural changes impacting predominantly the US financial services sector. The Company has borrowed (through the issue of zero dividend preference shares) and may also utilise debt facilities to purchase assets in the future. This will magnify any gains or losses made by the Company.

Intended retail investor The ordinary shares are listed on the Specialist Fund Segment of the London Stock Exchange and as such are intended for institutional, professional and highly knowledgeable (including those who are professionally advised) investors. The ordinary shares are not intended for retail investors.

Maturity date This product has no maturity date.

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



The risk indicator assumes you keep the product for 3 Years.

The actual risk can vary significantly if you cash in at an early stage and you may get back less.

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.

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 3 out of 7, which is a medium-low risk class. This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact the capacity to pay you.

Investment GBP 10 000

Scenarios		1 Year	2 Years	3 Years (Recommended Holding Period)
Stress scenario	What you might get back after costs	3 769.08	6 678.25	6 065.79
	Average return each year	-62.31%	-18.28%	-15.35%
Unfavourable scenario	What you might get back after costs	8 516.89	7 911.16	7 453.52
	Average return each year	-14.83%	-11.06%	-9.33%
Moderate scenario	What you might get back after costs	9 912.88	9 790.07	9 668.33
	Average return each year	-0.87%	-1.06%	-1.12%
Favourable scenario	What you might get back after costs	11 395.95	11 966.40	12 387.21
	Average return each year	13.96%	9.39%	7.40%

This table shows the money you could get back over the next 3 Years, under different scenarios, assuming that you invest GBP 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, 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 happens if EJF Investments Manager LLC is unable to pay out?

As a shareholder of EJF Investments Limited you would not be able to make a claim to the Financial Services Compensation Scheme nor any other compensation body about either EJF Investments Manager LLC or the Company in the event that the Company were unable to pay any dividends or other returns it may elect to pay from time to time, or if it were unable to pay any amounts due to you on a winding up at the end of its life. If you sell your shares on the London Stock Exchange, your bank or stockbroker will receive cash on delivery of your shares and should pass that to you.

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 GBP 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.

Investment GBP 10 000

Scenarios	If you cash in after 1 year	If you cash in after 2 Years	If you cash in after 3 Years
Total costs	156	312	468
Impact on return (RIY) per year	1.56%	1.56%	1.56%

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 of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.95%	The impact of the costs that we take each year for managing your investments and the costs presented in Section II.
Incidental costs	Performance fees	0.61%	The impact of the performance fee.
	Carried interests	0.00%	The impact of carried interests.

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

Recommended holding period: 3 years

Listed funds are designed to be long term investments and the returns from them can be volatile during their life.

You should plan to hold your shares for at least a four year investment horizon and the recommended holding period assumes the Company's continuation vote in 2022 will be passed.

As the Company's shares are listed on the London Stock Exchange, you can expect to sell them at any time through your bank or stockbroker.

How can I complain?

As a shareholder of the Company, you do not have the right to complain to the Financial Ombudsman Service (FOS) about the management of the Company. If you have any complaints about the Company or this key information document, you may lodge your complaint:

- via email to [jersey.bp2s.ejf.cosec@bnpparibas.com]
- in writing to EJF Investments Ltd, IFC 1, The Esplanade, St. Helier, Jersey JE1 4BP.

If your complaint is not satisfactorily resolved then you may refer the matter to the Jersey Financial Services Commission. For further information please go to: <https://www.jerseyfsc.org>.

Other relevant information

Other Ongoing Costs is calculated as the net costs attributable to ordinary shareholders after the reimbursement from the Manager is taken into account. Gross Other ongoing costs are 1.96% with 1.01% being reimbursed by the Manager, giving a net figure of 0.95%.

Effective from 1 January 2020, the Manager agreed to absorb 80% of the Company's recurring operating expenses, aside from management and incentive fees, until no earlier than 1 January 2021. This is in addition to the Manager's previously announced intention to absorb at least 75% of the Company's recurring operating expenses, aside from management and incentive fees, until no earlier than the date on which the unaudited net asset value of the Company reaches £300 million.

We are required to provide you with further documentation, such as the Company's latest prospectus, annual and semi-annual reports. These documents and other information relating to the Company are available online at www.ejfi.com. Past performance is not indicative of future performance.