



This document supplements the prospectus dated 26 February 2014 for Custodian REIT PLC (the "Company") as an information-only document for the purpose of providing certain summary information about an investment in the Company as required pursuant to Articles 23(1), 23(2), 23(3), 23(4) and 23(5) of Directive 2011/61/EU of the European Parliament and of the Council on Alternative Investment Fund Managers and its implementing measures (the "AIFMD").

AIFMD DISCLOSURE

1. *The types and sources of leverage permitted and any restrictions on the use of leverage and any collateral and asset reuse arrangements*

There are no restrictions on the type or source of leverage that the Company is permitted to incur. As stated in the Prospectus, the Company currently intends to operate with a conservative level of gearing, with a target over the medium term of borrowings of 25 per cent. of the aggregate market value of all properties of the Company as at the time of draw down.

There are no collateral or asset reuse arrangements.

2. *Where the fund employs leverage, a description of how and when the Investment Manager will report on leverage as required under Article 23(5) of the AIFMD and liquidity as required under Article 23(4) of the AIFMD*

Leverage

The Investment Manager, Custodian Capital Limited, must disclose on a regular basis:

1. any changes to:
 - a. the maximum level of leverage that Custodian Capital Limited may employ on behalf of the Company; and
 - b. any right of reuse of collateral or any guarantee granted under the leveraging arrangement;
2. the total amount of leverage employed by the Company.

Information on changes to the maximum level of leverage and any right of reuse of collateral or any guarantee under the leveraging arrangements will be provided without undue delay through an update to this document or by disclosure through a Regulatory Information Service.

Information on the total amount of leverage employed by the Company will be disclosed as part of the Company's periodic reporting to investors and at least at the same time as the annual report is made available to investors.

Liquidity

Custodian Capital Limited is required to disclose periodically to investors:

1. the percentage of the Company's assets that are subject to special arrangements arising from their illiquid nature;
2. any new arrangements for managing the liquidity of the Company; and
3. the current risk profile of the Company and the risk management systems employed by Custodian Capital Limited to manage those risks.

The information will be disclosed as part of the Company's periodic reporting to investors and, at the very least, in the Company's annual report.

Without limitation to the generality of the foregoing, any of the information specified above may be disclosed, in the Company's annual report, in the quarterly unaudited financial statements, by the issue of an announcement via a Regulatory Information Service or by the publication of the relevant information on the Company's website.

3. *Details of the prime broker arrangements*

The Company does not currently have a prime broker.

4. *Description of (i) any delegated management functions by the Investment Manager (ii) any safe-keeping functions delegated by the depositary (iii) the identification of the delegate of any such functions and (iv) any conflicts of interest that may arise from any such delegation*

No management functions are delegated by Custodian Capital Limited. No safe-keeping functions are delegated by Langham Hall UK LLP, the Company's depositary.

5. *Details of any arrangement made by the depositary to contractually discharge itself of liability in accordance with Article 21(13) of the AIFMD*

Neither Custodian Capital Limited nor Langham Hall UK LLP, the Company's depositary, has discharged itself of liability in accordance with Article 21(13) of the AIFMD.

6. *The latest annual report*

The Company was incorporated on 27 January 2014. Therefore the first annual report has not yet been published. Once published, the Company's annual report and accounts will be placed on its website.

7. *The latest net asset value of the fund or the latest market price of the unit or share*

The net asset value attributable to the ordinary shares of the Company will be published quarterly based on the most recent valuation of the Company's portfolio and in accordance with IFRS. The net asset value will be calculated by Custodian Capital Limited and published through a Regulatory Information Service as soon as practicable after the end of the relevant quarter.

The Company trades on the London Stock Exchange's Main Market for listed securities and the latest share price should be available at <http://custodianreit.com/investors/share-price-rns.php> and www.lse.com.

8. *The historical performance of the fund*

The Company has not yet published financial statements. Financial statements will be published quarterly in accordance with IFRS and the Disclosure and Transparency Rules through a Regulatory Information Service. Historical share price information should be available on www.londonstockexchange.com.

9. *A description of how the Investment Manager ensures fair treatment of investors and where an investor obtains preferential treatment, a description of that preferential treatment, the type of investors who obtain such preferential treatment and where relevant, their legal or economic links with the fund or the Investment Manager*

The Investment Manager seeks to ensure fair treatment of all investors in the Company through the structuring of the Company as a real estate investment trust listed on the Official List of the UK Listing Authority. As a listed company, the Company is subject to the Listing Rules of the UK Listing Authority which includes various obligations that seek to ensure the fair treatment of

shareholders including, *inter alia*, a listing principle that a listed company must ensure that it treats all holders of the same class of shares that are in the same position equally in respect of the rights attaching to such shares.

10. *A description of the main legal implications of the contractual relationship entered into for the purposes of investment*

Each investor agrees to be bound by the articles of association of the Company once the ordinary shares which the investor has agreed to subscribe for or purchase have been acquired by the investor. Any contract to subscribe for ordinary shares under any placing of the Company's shares will be governed by, and construed in accordance with, the laws of England and Wales. Each investor through a placing has irrevocably submitted to the jurisdiction of the courts of England and Wales and waives any objection to proceedings in any such court on the ground of venue or on the ground that proceedings have been brought in an inconvenient forum. This does not prevent an action being taken against any investor in any other jurisdiction.

11. *A description of how the Investment Manager covers professional liability risks*

In order to comply with FCA requirements on professional liability risk, Custodian Capital Limited has a professional indemnity insurance policy underwritten by Markel International and AIG.

12. *If the fund is a fund of funds, information on where any master fund is established and where the underlying funds are established.*

The Company is not a fund of funds.

13. *Include a warning that the Investment Manager is required to make certain reports to regulators in the EEA jurisdictions in which the fund is marketed*

Please see the response to 2, above.