

KEY INFORMATION DOCUMENT

IMPORTANT NOTICE: Atrato Onsite Energy plc (the Company) has followed the methodology prescribed by the Regulation (EU) 1286/2014 of the European Parliament and the Council (the PRIIPs Regulation) for the preparation of this document. In particular, the PRIIPs Regulation requires that Performance Scenarios must be calculated using total return, or proxy returns, over the past two years. The Company has used a proxy which may exceed reasonable expectations of future performance. Accordingly, the Company cautions investors against relying on this Key Information Document as a basis for potential future returns and should refer to the Company's prospectus for further information.

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.

ATRATO ONSITE ENERGY PLC

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PRIIP manufacturer (for the purposes of this document only): ATRATO ONSITE ENERGY plc. Competent Authority of the PRIIP Manufacturer in relation to the KID: UK Financial Conduct Authority. You are about to purchase a product that is not simple and may be difficult to understand.

This key information document was produced on 14 October 2021

What is this product?

Type: This is a closed-ended investment company incorporated in England and Wales and will be listed on the London Stock Exchange with effect from 23 November 2021. The Company has an unlimited life and there is no maturity date for the ordinary shares. There is no recommended holding period for the ordinary shares (although a holding period of 5 years has been used for the purposes of the calculations in this document). The return from an investment in the ordinary shares will be driven by the price at which the ordinary shares are sold compared to the original purchase price, and by any dividends paid by the Company to the investors in its ordinary shares during the holding period. The price at which an investor may dispose of ordinary shares will depend on the prevailing secondary market price, which may, or may not, reflect the prevailing net asset value per ordinary share.

Investment Objective: The Company's investment objective is to: support the net zero agenda whilst delivering capital growth and progressive dividend income to its shareholders; integrate ESG best practice with a focus on investing in new renewable energy capacity and onsite clean energy solutions; and target long-term secure income with limited exposure to wholesale power prices. The Company will seek to achieve its investment objective by investing in Onsite Solar Assets. Each such system will be commercialised through one or more power purchase agreements (PPAs) with a Contract Counterparty connected to the Onsite Solar Asset via a private wire network. Any surplus electricity production will typically be sold by the Company to the public power grid. The Company may also make investments in Other Clean Energy Technologies up to a maximum of 30 per cent. of the Company's Gross Asset Value (calculated at the time of investment).

Intended Retail Investor: An investment in the Company is intended for institutional investors and professionally-advised or knowledgeable retail investors. It is suitable for investors who are capable of evaluating the risks and merits of such an investment and who have sufficient resources to bear the economic risk of a substantial or entire loss of their investment and who can accept that there may be limited liquidity in the shares.

Maturity Date: The Company has an unlimited life and there is no maturity date for the ordinary shares.

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

Risk indicator

1	2	3	4	5	6	7
Lower risk						Higher risk



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 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 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.

The following are some of the other risks materially relevant to the Product which are not taken into account in the summary risk indicator which includes the following:

- The Company may fail to deliver its target returns
- Borrowings will magnify any gains or losses
- No protection from future market performance, you could lose all or some of your investment
- Investor returns will be dependent upon the performance of the underlying of Clean Energy Assets

You should refer to the Prospectus for the Product for further information on relevant risk factors.

Performance Scenarios

Investment of GBP 10,000		1 year	3 years projection	5 years projection (Recommended Holding Period)
Scenarios				
Stress Scenario	What you might get back after costs	£7,611	£5,642	£6,985
	Average Return each year	-23.89%	-17.37%	-6.92%
Unfavourable Scenario	What you might get back after costs	£9,489	£10,017	£10,885
	Average Return each year	-5.11%	0.06%	1.71%
Moderate Scenario	What you might get back after costs	£10,785	£12,486	£14,456
	Average Return each year	7.85%	7.68%	7.65%
Favourable Scenario	What you might get back after costs	£12,164	£15,445	£19,051
	Average Return each year	21.64%	15.59%	13.76%

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you initially invest in £10,000 from the outset. The scenarios shown illustrate how your investments 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 back 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 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 Atrato Onsite Energy plc is unable to pay out?

The Company is not required to make any payment to you in respect of your investment. If the Company were liquidated, you would be entitled to receive a distribution equal to your share of the Company's assets, after payment of all of its creditors. There is no compensation or guarantee scheme in place that applies to the Company and, if you invest in the Company, you should be prepared to assume the risk that you could lose all of your investment.

What are the costs?

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 3 years	If you cash in at the recommended holding period
Total costs	£164	£578	£1,132
Impact on return (RIY) per year	1.64%	1.64%	1.64%

Presentation of costs

The Reduction in Yield 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. The figures assume you invest GBP 10,000. The figures are estimates and may change in the future.

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;
- 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 could pay and could pay less). The impact of costs already included in the price.
	Exit costs	0.00%	The impact of 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	1.64%	The impact of the costs taken each year for managing your investment as well as other ongoing costs associated with the Company (director remuneration, registrar fees etc).
Incidental costs	Performance fees	0.00%	The impact of the performance fee. We take these from your investment if the Product outperforms its benchmark.
	Carried interests	0.00%	The impact of carried interests.

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

There is no required minimum holding period for the shares in the Company. It is designed for long-term investment with investors being able to sell their investment in the Company's shares on the London Stock Exchange. The recommended holding period in this document is for illustrative purposes only. The Company is not obliged to acquire any of the Company's shares. You may sell your shares in the Company on any day which is a dealing day on the London Stock Exchange. No fees or penalties are payable to the Company on the sale of your investment but you may be required to pay fees or commissions to any person arranging the sale on your behalf. The sale of shares may be at a discount to the Product's net asset value.

How can I complain?

As a shareholder of the Product you do not have a right to complain to the Financial Ombudsman Service about the management of the Product. Complaints about the Product or the key information document can be made via e-mail to the address given on the Company's website www.atratoroof.com at Atrato Onsite Energy plc, Bastion House 6th Floor, 140 London Wall, London, United Kingdom, EC2Y 5DN on +44 (0)77 959 755 60 and/or contact@atratopartners.com.

Other relevant information

The cost, performance and risk calculations included in this document follow the methodology prescribed by EU rules. Further documentation is available on the Company's website at www.atratoroof.com. Your attention is particularly drawn to the risk disclosures in the Company's Prospectus