

Key Information Document

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.



European Assets Trust NV

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What is this Product?

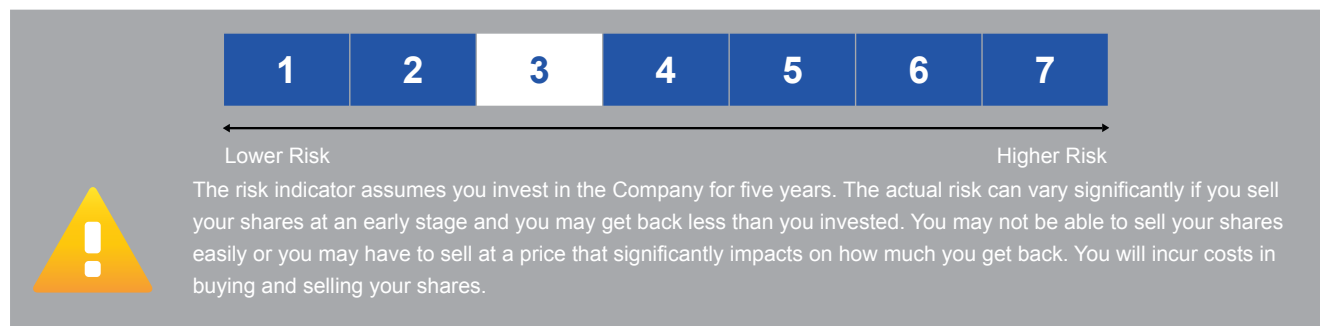
This product is an investment company with variable capital incorporated in the Netherlands and its shares are listed on the London Stock Exchange and Euronext Amsterdam Stock Market. Shares of European Assets Trust NV are bought and sold via these markets. Typically, at any given time on any given day, the price you pay for the share will be higher than the price at which you could sell it. The Company's investment objective is to achieve growth of capital through investing in equities (ordinary shares in companies listed on a stock market) of small and medium-sized companies in Europe, excluding the United Kingdom. These are defined as those with a market capitalisation below or equal to that of the largest company in the Euromoney Smaller European Companies (ex UK) Index. The Company will not invest more than 20 per cent of its total assets in any one company and does not take legal or management control of any company in which it invests.

As part of an active investment strategy the Company does not restrict its investments to any specific industrial or geographical sector; a diversified geographical spread is maintained. The Company does not seek to create a portfolio to take advantage of anticipated currency fluctuations. The Company has the ability to undertake stock lending activities but does not anticipate doing so. The Company has the powers under its Articles to borrow an amount up to 20 per cent of its securities portfolio.

The Company has a high distribution policy: barring unforeseen circumstances, it will pay an annual dividend equivalent to 6 per cent of the net asset value of the Company at the end of the preceding year. The dividend is funded from a combination of current year net profits and historic other reserves. The Company has a simple capital structure, being financed exclusively by the issue of ordinary shares.

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

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.



We have classified this product as 3, which is a medium low risk class. This rates the potential losses from future performance at a medium low level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

Be aware of currency risk: The Company's assets are denominated in Euros or other continental European currencies. The majority of its shares are traded in Sterling on the London Stock Exchange. The returns to UK-based shareholders are therefore subject to the fluctuations in the relative strength of Sterling against its European counterparts. The value of your investment can go down as well as up. You may lose some or all of your investment. The Company does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

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

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. 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 but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£4,686	£5,874	£4,954
	Average return each year	-53.14%	-16.25%	-13.11%
Unfavourable scenario	What you might get back after costs	£9,627	£10,808	£12,559
	Average return each year	-3.73%	2.62%	4.66%
Moderate scenario	What you might get back after costs	£11,211	£14,055	£17,621
	Average return each year	12.11%	12.01%	12.00%
Favourable scenario	What you might get back after costs	£13,003	£18,204	£24,623
	Average return each year	30.03%	22.10%	19.75%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

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 below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£137	£456	£847
Impact on return (RIY) per year	1.23%	1.23%	1.23%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.16%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.07%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

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

European Assets Trust NV has an unlimited life. The Company's objective is designed for investment over longer periods. You should be prepared to invest over at least five years. You may, however, sell your shares at any time without penalty through a broker, private investor, plan administrator or adviser. The price at which you sell your shares will be determined at arms' length based on trading prices at the time on the London Stock Exchange and Euronext Amsterdam Stock Market and will not necessarily be equal to the net asset value per share of European Assets Trust NV. The share price is updated regularly on the website www.europeanassets.eu

How can I complain?

F&C Plans: If you have concerns about this product or service and have purchased it through an F&C plan, you can contact us by writing to Investor Relations Manager, F&C Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investorrelations@fandc.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at European Assets Trust NV, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of European Assets Trust NV, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of this company.

Other relevant information

You may obtain further information about European Assets Trust NV from the website www.europeanassets.eu including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, European Assets Trust NV, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

The shares of European Assets Trust NV are excluded from the UK Financial Conduct Authority's (FCA) restrictions, which apply to non-mainstream pooled investments as the Company's portfolio is wholly made up of shares and public securities which are not themselves issued by other investment funds. The Company conducts its affairs so that its shares can be recommended by financial advisers to ordinary retail investors in accordance with the FCA rules relating to non-mainstream investment products and intends to continue to do so.