

## OVERVIEW

- Listed in December 2018 on the Premium Segment of the Main Market of the London Stock Exchange, SDCL Energy Efficiency Income Trust plc ("SEEIT" or the "Company") is a first of its kind investment company focused on investments in operational energy efficiency assets located primarily in the UK, Continental Europe and North America.
- The Company's investment objective is to generate attractive total returns for investors comprising stable dividend income and capital preservation, with the opportunity for capital growth.

## MARKET OPPORTUNITY

- Energy efficiency investments involve the efficient supply or reduction in demand for energy in return for contractual service payments.
- Energy efficiency projects typically have limited exposure to political or regulatory risk. Projects can be further de-risked through appropriate contractual structuring.
- Reduction in electricity demand, while generating cost savings for users also results in a reduction in greenhouse gas emissions.
- Addresses the longer-term trends within the global energy market.

## INVESTMENT OPPORTUNITY

- Non-correlated absolute returns: contractual revenue generated through energy efficiency projects have limited correlation to equity markets and the other constituents of the listed infrastructure market.
- Relatively stable and predictable cash flows: calculated upfront based on availability or output of heat and electricity or energy related services.
- Reduced variability and increased predictability of returns: due to contractual risk reduction from non-reliance on subsidies and minimal energy market exposure.

## INVESTMENT PORTFOLIO

- SEEIT's Seed Portfolio acquired at IPO comprised nine energy efficiency projects and three investment opportunities with identified counterparties located in the UK. In March 2019, SEEIT acquired a 71% interest in a portfolio of eight operating CHP units in the US from Tecogen, a market leading equipment manufacturer and developer. At 31 March 2019, the portfolio was valued at £61 million and the committed investment opportunities totalled £30 million.
- SEEIT has also entered into a framework agreement with Tesco plc to develop a portfolio of solar rooftop projects, initially investing £5 million with the potential of up to £20 million in total.

## PORTFOLIO OVERVIEW

**14 energy efficiency assets and/or commitments**

**Predominantly operational**

**Strong, predictable cash yield**

**Well diversified across technologies and sectors**

**Low credit, technology and regulatory risk**

## RECENT NEWS

- On 19 June 2019 SEEIT entered into an agreement with Tesco plc ("Tesco") regarding the construction and operation of a portfolio of rooftop solar projects on Tesco's UK estate. The initial batch of solar projects will be c.1 megawatt of a first phase of c.5 megawatts with additional solar projects scheduled under a framework agreement.

[www.sdcleeit.com](http://www.sdcleeit.com)

## ORDINARY SHARES

**ISIN:** GB00BGHVZM47  
**SEDOL:** BGHVZM4  
**Ticker:** SEIT

## OVERVIEW – AT 31 JULY 2019

**Share Price:** 107.5p\*  
**Market Cap:** £184.6 million  
**Shares in Issue:** 171,287,129  
**NAV/Share (31 March 2019):** 98.4p  
**Total Return Target (as set at IPO):** 7-8% Net IRR  
**Target Dividend (year to March 2020):** 5.0p  
**Dividends Paid:** June & December

## BOARD OF DIRECTORS

**Chairman:** Tony Roper  
**Audit & Risk Chair:** Helen Clarkson  
**SID:** Chris Knowles

## INVESTMENT MANAGER



**Sustainable Development Capital LLP,  
 166 Piccadilly, London, W1S 3AT**

SEEIT is managed by SDCL, a London based investment firm with a proven track record of investment in energy efficiency and decentralised generation projects in the UK, Continental Europe, North America and Asia. SDCL is headquartered in London.

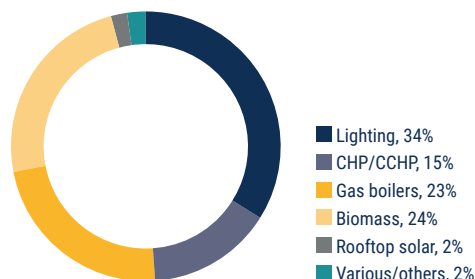
SDCL manages over £500 million of capital commitments and has been backed by a number of high profile investors.

SDCL is authorised and regulated in the United Kingdom by the Financial Conduct Authority.

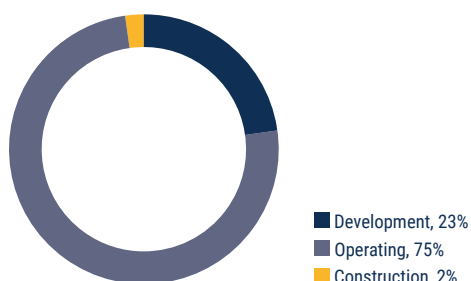
\*Updated share price information is available at the following <http://www.sdcleeit.com/share-price>

## PORTFOLIO OVERVIEW

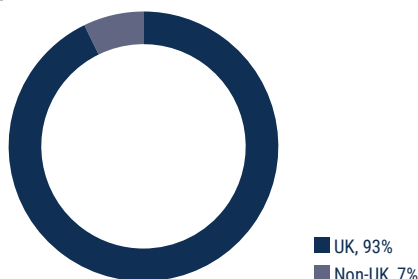
## Technology



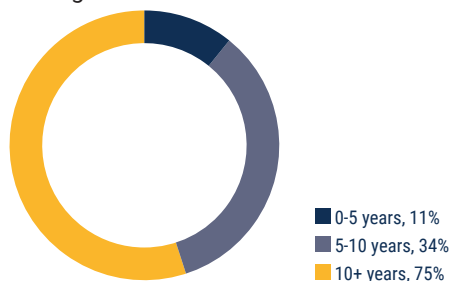
## Stage



## Market



## Contract Length



## INVESTMENT OVERVIEW

SEEIT invests principally in energy efficiency projects with high quality, private and public sector counterparties. The contracts governing these energy efficiency projects entitle the Company to stable, predictable cash flows in respect of the predominantly operational energy efficiency equipment installed at counterparties' premises.

SEEIT invests with the objective of assembling a high quality, diversified portfolio of energy efficiency projects.

Whilst predominantly focused on operational energy efficiency projects, the Company may under certain circumstances invest in energy efficiency projects while such projects are in a construction phase or development phase.

SEEIT seeks to diversify its exposure to engineers, manufacturers or other service providers by contracting, where commercially practicable, with a range of providers.

Energy efficiency projects may be acquired individually or as a portfolio from a single or a range of vendors.

The Company is currently focused on the UK and the USA. It is, however, anticipated that the Company will also make investments in continental Europe and, potentially, the Asia Pacific region.

## KEY CONTACTS

## Investment Manager

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## Important Information

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