



KEY INFORMATION DOCUMENT

PURPOSE

This document provides you with key information about 3i Infrastructure plc ("3i Infrastructure" or the "Company"). It is not marketing material. The information is required by EU law to help you understand the nature, risks, costs, potential gains and losses of the Company and to help you compare it with other products.

3i Infrastructure plc

ISIN: JE00BF5FX167

WEBSITE: www.3i-infrastructure.com TEL: +44 (0) 20 7975 3469

PRIP manufacturer (for the purposes of this document only): 3i Investments plc
 Competent Authority of the PRIIP Manufacturer in relation to the KID: Central Bank of Ireland
You are about to purchase a product that is not simple and may be difficult to understand.

THIS KEY INFORMATION DOCUMENT WAS UPDATED ON 28 May 2025

WHAT IS THIS PRODUCT?

TYPE	<p>This product is an AIF consisting of ordinary shares of 3i Infrastructure plc ("3i Infrastructure" or the "Company"), which is a closed-ended UK investment trust incorporated in Jersey under the Jersey Listed Fund regime. The Company's investment manager is 3i Investments plc (the "Investment Manager"). The ordinary shares are traded on the Main Market of the London Stock Exchange. 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 holders of its ordinary shares during the relevant holding period. The Company may, but is under no obligation to, repurchase ordinary shares and investors should expect that their primary means of disposing of ordinary shares will be by sales on the secondary market. 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.</p>
OBJECTIVES	<p>The Company's objective is to provide shareholders with a total return of 8% to 10% per annum, to be achieved over the medium term and a progressive annual dividend per ordinary share. The Company aims to achieve this by building a diversified portfolio of equity investments in entities owning infrastructure businesses and assets, across a range of geographies and sectors, whilst adhering to a set of core investment characteristics and risk factors.</p> <p>The Company's equity investments will often comprise share capital and related shareholder loans (or other financial instruments that are not shares but that, in combination with shares, are similar in substance). The Company may also invest in junior or mezzanine debt in infrastructure businesses or assets.</p> <p>Most of the Company's investments are in unquoted companies. However, the Company may also invest in entities owning infrastructure businesses and assets whose shares or other instruments are listed on any stock exchange.</p> <p>The Company may also consider investing in other fund structures which may be advised or managed either by the Investment Manager or a third party.</p> <p>No investment made by the Company will represent more than 25% of the Company's gross assets, including cash holdings, at the time of making the investment.</p> <p>The Company may borrow for working capital purposes or to purchase investments, which may magnify any gains or losses made by the Company. In addition, the Company's portfolio investments may also incur borrowings.</p>
INTENDED RETAIL INVESTOR	<p>Ordinary shares in 3i Infrastructure are intended for investors wishing to gain exposure to a portfolio of unlisted infrastructure assets, with an objective of generating long-term capital growth and regular dividends. An investment in the Company is suitable only for investors who have a long-term investment horizon, are capable of evaluating the merits and risks of such an investment, and who understand the potential risk of capital loss, which may equal the whole amount invested.</p>
TERM	<p>The ordinary shares have no maturity date.</p>



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Depository	Citibank UK Limited
Further Information	<p>Copies of the description of the Company's investment strategy and objectives, together with the Company's latest annual report and any subsequent semi-annual report, are available in English free of charge from the Company's website at www.3i-infrastructure.com/investors/reports/ or may be requested by writing to 3i Infrastructure plc, 1 Knightsbridge, London, United Kingdom SW1X 7LX or by calling +44 (0) 20 7975 3469.</p> <p>The latest share price of the Company's ordinary shares is available on the London Stock Exchange website at www.londonstockexchange.com and on the Company's website at www.3i-infrastructure.com.</p>

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator



The risk indicator assumes you keep the product for 5 Years.

You may not be able to sell your ordinary shares easily or you may have to sell at a price that significantly impacts on how much you get back.

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 the Company is not able to pay you.

We have classified this product as 5 out of 7, which is a medium to high-risk class. This rates the potential losses from future performance at a medium to high level, and poor market conditions will likely impact the value of the ordinary shares. Other risks materially relevant to the ordinary shares that are not included in the summary risk indicator include the following:

- The Company is exposed to the risk that its portfolio fails to perform in line with the Company's objectives if it is inappropriately invested or markets move adversely.
- The Company is exposed to the risks arising from any failure of its systems and controls or of those of its service providers, and particularly those of its Investment Manager.
- While there are a number of methods by which the Company could seek to manage any discount to net asset value at which the Company's ordinary shares may trade in the secondary market, there is no guarantee that the Company can or will utilise any or all of these methods or, if it does, that it will be successful.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance scenarios

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 you will get from the ordinary shares depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Fund over the last 10 years. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where the Company is not able to pay you on its liquidation.

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Minimum Holding Period: 5 years Example Investment: £10,000				
SCENARIOS		1 YEAR	3 YEARS	5 YEARS
Stress scenario	What you might get back after costs	£0	£2,538	£767
	Average return each year	(100)%	(32)%	(28)%
Unfavourable scenario	What you might get back after costs	6,981	4,991	3,649
	Average return each year	(30)%	(19)%	(15)%
Moderate scenario	What you might get back after costs	9,969	9,953	9,983
	Average return each year	0%	0%	0%
Favourable scenario	What you might get back after costs	14,207	19,034	23,801
	Average return each year	42%	23%	17%

WHAT HAPPENS IF THE COMPANY 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?

The person advising on or selling you ordinary shares may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Table 1: Costs over time

The tables below show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts are illustrations based on an example investment amount and different possible investment periods. We have assumed:

- In the first year you would get back the amount that you invested (0% annual return).
- For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- 10,000 GBP is invested.

Investment of £10,000			
SCENARIOS	IF YOU CASH IN AFTER 1 YEAR	IF YOU CASH IN AFTER 3 YEARS	IF YOU CASH IN AFTER 5 YEARS
Total costs	£351	£1053	£1756
Impact on return (Reduction in Yield) per year*	3.51%	3.51%	3.51%

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 3.3% before costs and 0% after costs.

Table 2: Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return that you might receive;
- the meaning of the different cost categories.

ONE-OFF COSTS	Entry costs	N/A	No entry costs are payable when you acquire ordinary shares, although you may be required to pay brokerage fees or commissions.
	Exit costs	N/A	No exit costs are payable when you dispose of ordinary shares, although you may be required to pay brokerage fees or commissions.
ONGOING COSTS	Portfolio transaction costs	0.9%	The impact of the costs of buying and selling underlying investments for the Company.
	Other ongoing costs	1.6%	The impact of the Company's operating costs, which include, among others, the investment management fee, board costs, and the fees and expenses of the Company's other service providers.
INCIDENTAL COSTS	Performance fees	1.1%	The impact of the performance fees payable to the Investment Manager.
	Carried interest	N/A	The Company does not pay carried interest.



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HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

There is no required minimum holding period for the ordinary shares in the Company. They are designed for long-term investment with investors being able to sell their investment in the Company's ordinary shares at will 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.

HOW CAN I COMPLAIN?

If you have any complaints about the Company, you may lodge your complaint by writing an email to InfrastructureIRTeam@3i.com or by sending a letter to: 3i Infrastructure plc, 1 Knightsbridge, London, United Kingdom SW1X 7LX. If you have a complaint about a person who is advising on, or selling, an investment in the Company's ordinary shares you should pursue that complaint with the relevant person in the first instance.

OTHER RELEVANT INFORMATION

Further documentation, including the Company's annual and semi-annual reports, past performance and performance scenarios, regulatory disclosures and disclaimers, is available on the Company's website at www.3i-infrastructure.com. This further documentation is made available in accordance with the UK Listing Rules, the Disclosure Guidance and Transparency Rules and the UK Alternative Investment Fund Managers Regulations 2013 and related provisions of the FCA Handbook. The cost and risk calculations included in this key information document follow the methodology prescribed by EU rules.