

Edinburgh Investment Trust Plc

EDIN

Morningstar Peer Group Classification

UK Equity Income

Investment Objective

To achieve capital growth that exceeds the FTSE All-share Index and dividend growth that exceeds UK inflation rate by investing in companies quoted on a recognised stock exchange in the UK.

Valuation statistics (NAVs estimated¹) GBX

	20 Feb 2018	12 m High	Low
Price	642.00	779.50	642.00
Fair Cum NAV	699.78		
Fair Ex NAV	686.50		
Par Cum NAV	712.04		
Par Ex NAV	699.04	817.26	692.65
Fair Cum Discount	-8.26		
Fair Ex Discount	-6.48		
Par Cum Discount	-9.84		
Par Ex Discount	-8.16	-2.94	-9.37
Peer Group Discount	-3.58		
Z-Statistic ²	-1.20		

Last Actual NAVs (GBX) as at 19 Feb 2018

Fair Cum NAV	697.83
Fair Ex NAV	684.55
Par Cum NAV	710.05
Par Ex NAV	696.78

Key Data

Domicile	UK
Launch Date	01 Mar 1889
Financial Year-end	31 Mar
Exchange	London (LSE)
Next AGM	Jul 2018
NAV Frequency	Daily
Dividend Frequency	Quarterly
Total Assets (GBP)	1,509.9m
Net Assets (GBP)	1,367.8m
Shares Outstanding	195,666,734
Gross Gearing ³	110
Net Gearing ⁴	-
Average Daily Shares Traded (1yr)	0.256m
Average Daily Value Traded (1yr)	1.712m
Total Expense Ratio ⁵ (2017)	0.60%
Market Capitalisation (GBP)	1,256.2m
Net Dividend Yield ⁶	4.14%

Dividend Policy

The fund intends to pay quarterly dividends

Year-on-Year Dividend Growth % (financial year 31 Mar)

2018	2017	2016	2015	2014
4.73	4.11	2.10	1.49	3.07

Dividend Growth % (annualised on current financial year)⁷

1 year	2 years	3 years	4 years	5 years
4.73	4.42	3.64	3.10	3.09

Directors

Glen Suarez (Chairman), Victoria Hastings, Gordon McQueen, Max Ward, Sir Nigel Wicks

Fund Manager: Mark Barnett (28 Jan 2014) / James Goldstone (24 Nov 2016)

Invesco Fund Managers Limited

Perpetual Park, Perpetual Park Drive, Henley-on-Thames, Oxfordshire, UK, RG9 1HH

Telephone: +44 (0)0 1491417000

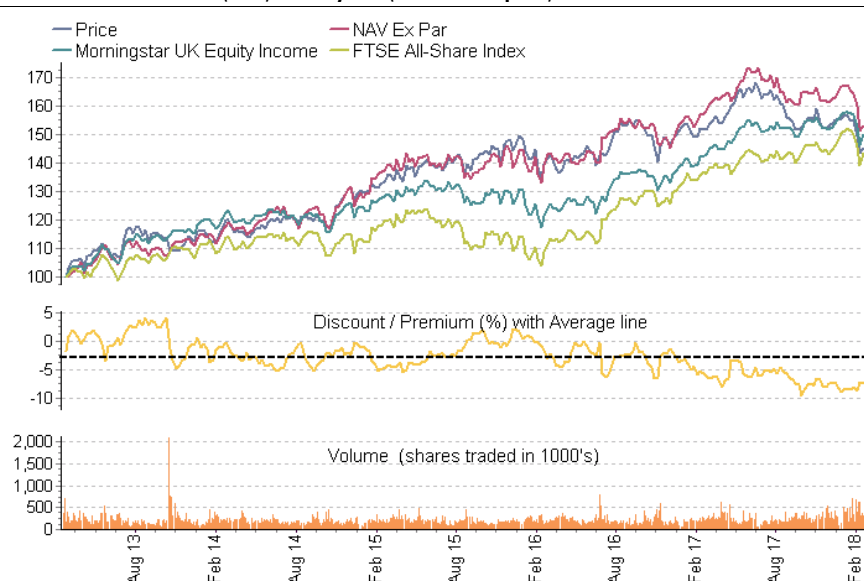
Website: www.invescopetual.co.uk/investmenttrusts

Stockbroker: Canaccord Genuity Limited

Management Fee Summary

Invesco Asset Management is entitled to a management fee which will be 0.55% of the Funds market capitalisation. The management fee is payable monthly in arrears. No performance fee is payable. The management agreement provides for three months notice of termination.

Total Return Performance (GBP) over 5 years (or since inception)

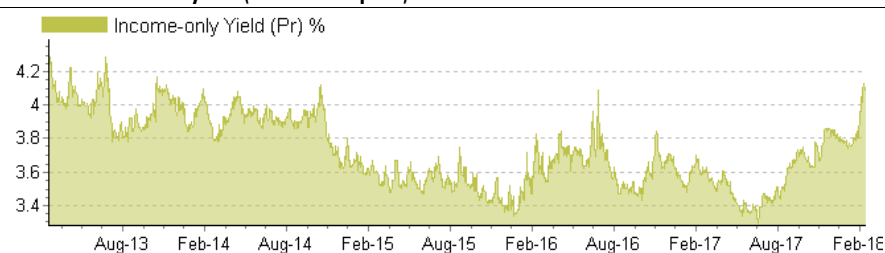


Performance (Total Return %)⁸ GBP

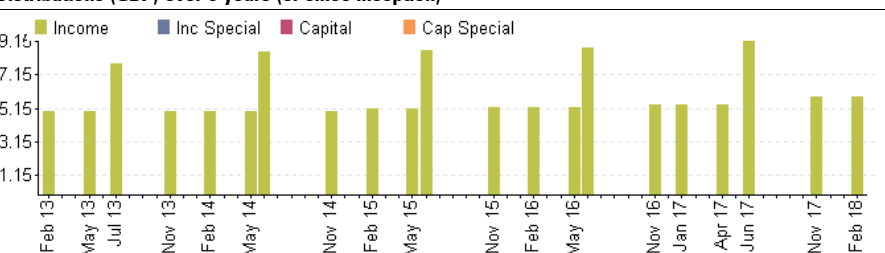
	1 month	3 months	6 months	1 year	YTD	3 years	5 years
Price	-7.37	-6.16	-10.55	-5.59	-7.89	+7.78	+43.71
NAV	-7.56	-5.91	-7.65	-3.01	-8.68	+11.31	+52.09
Peer Group (Price)	-5.36	-2.11	-2.08	+4.17	-5.12	+16.39	+48.22
Peer Group (NAV)	-5.91	-2.44	-1.83	+3.58	-5.80	+17.29	+51.18
Benchmark	-5.59	-1.07	+0.57	+4.28	-5.12	+19.53	+41.48

Peer Group: Morningstar IT UK Equity Income P
Morningstar Benchmark: FTSE All-Share Index
Fund distributions reinvested on ex-dividend date⁹

Dividend Yields over 5 years (or since inception)



Distributions (GBP) over 5 years (or since inception)



Latest Dividend History (GBP)

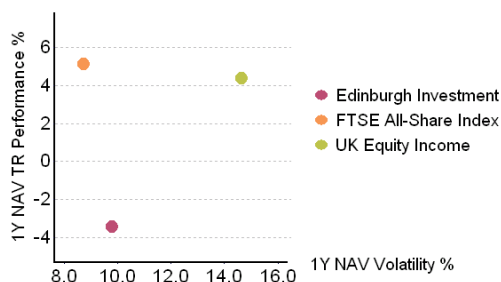
Type	Dividend	Declared Date	Ex Div Date	Record Date	Payment Date	Financial Year
Income	5.800	24 Jan 18	01 Feb 18	02 Feb 18	28 Feb 18	2018
Income	5.800	07 Nov 17	16 Nov 17	17 Nov 17	30 Nov 17	2018
Income	9.150	26 May 17	22 Jun 17	23 Jun 17	21 Jul 17	2017
Income	5.400	24 Apr 17	04 May 17	05 May 17	31 May 17	2017
Income	5.400	25 Jan 17	02 Feb 17	03 Feb 17	28 Feb 17	2017
Income	5.400	07 Nov 16	17 Nov 16	18 Nov 16	30 Nov 16	2017
Income	8.750	26 May 16	09 Jun 16	10 Jun 16	29 Jul 16	2016
Income	5.200	25 Apr 16	05 May 16	06 May 16	31 May 16	2016
Income	5.200	26 Jan 16	04 Feb 16	05 Feb 16	29 Feb 16	2016
Income	5.200	12 Nov 15	19 Nov 15	20 Nov 15	30 Nov 15	2016
Income	8.600	21 May 15	11 Jun 15	12 Jun 15	31 Jul 15	2015
Income	5.150	27 Apr 15	07 May 15	08 May 15	29 May 15	2015

Initial Public Offering

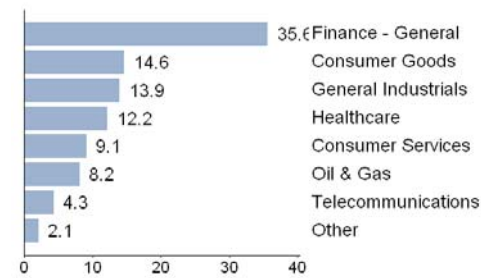
on 01 Mar 1889

Edinburgh Investment Trust Plc

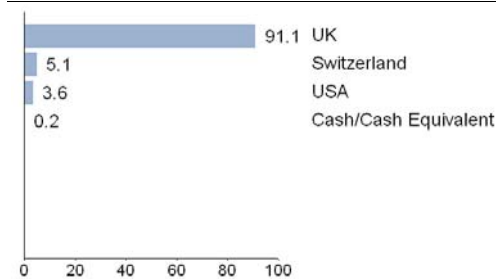
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Risk & Return⁹

Sector Breakdown (%)



Geographic Breakdown (%)

Largest Holdings (% Portfolio¹⁰) as at 31 Dec 2017

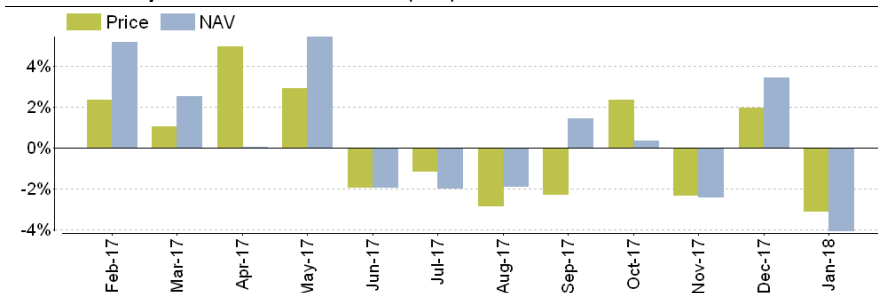
British American Tobacco	7.7%
BP Plc	5.5%
AstraZeneca	3.9%
Legal & General Plc	3.8%
Altria Group Inc.	3.8%
Imperial Brands PLC	3.6%
Bae Systems Plc	3.4%
Royal Dutch Shell Plc	3.0%
Hiscox Ltd	3.0%
Burford Capital Ord	2.9%
Total	40.7%

Capital Structure

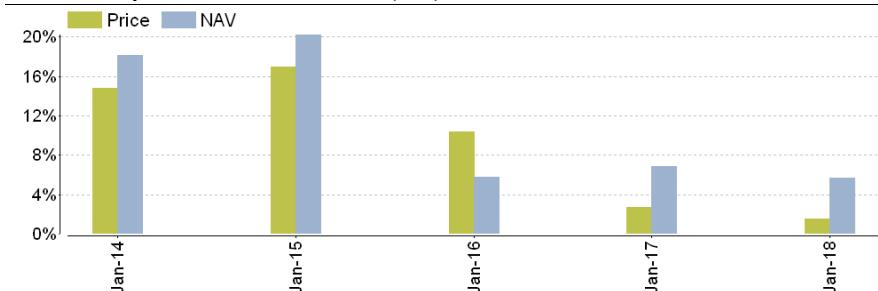
Number of Shares	Share Type
195,666,734	Ord 25p

Loan CCY	£m	Redemption	Coupon
GBP	98.8	30 Sep 2022	7.750%
GBP	43.3		-

Discrete Monthly Price & NAV Total Return % (GBP)



Discrete Yearly Price & NAV Total Return % (GBP)



Risk & Correlation

	3 months	6 months	1 year	3 years	5 years
Alpha (NAV) ¹¹	-0.08	-0.06	-0.46	-0.06	0.31
Beta (NAV) ¹²	1.03	0.96	1.05	0.83	0.85
R-squared (NAV) ¹³	0.88	0.66	0.64	0.62	0.62
Sharpe (NAV) ¹⁴	-1.94	-1.37	0.51	0.59	1.03
Price Volatility ¹⁵	10	10	10	15	15
NAV Volatility ¹⁵	12	11	10	14	13
Benchmark Volatility ¹⁵	11	9	9	14	13
Peer Group Price Volatility ¹⁵	10	9	8	13	12
Peer Group NAV Volatility ¹⁵	14	17	15	12	13

Additional Performance (Total Return⁸) GBX

Period	Price	NAV	Peer Price	Peer NAV	Benchmark
2017	-7.89	-8.68	-5.12	-5.80	-5.12
2016	+1.72	+7.98	+12.65	+12.79	+13.10
2015	+3.13	+6.83	+6.78	+10.18	+16.75
2014	+14.44	+13.00	+5.09	+6.51	+0.98
2013	+12.05	+11.49	+3.98	+4.20	+1.18
2012	+23.05	+30.39	+29.87	+29.69	+20.81
Since FTSE 2009 Low (13 Mar 09)	+226.65	+239.01	+259.21	+267.26	+207.37
Since Sub-Prime (20 Nov 07)	+124.00	+107.61	+125.42	+108.04	+81.15
Since FTSE 2007 Peak (13 Oct 07)	+109.96	+91.98	+103.93	+91.99	+67.38

Wind-up Provisions/Buy Back Policy

The Company has an unlimited life.

1 **NAV Estimation** - Fair value of debt refers to the market price of the debt if it is traded or, if it is not traded, an estimation of its value calculated using points over gilt methodology.
 Cum Income NAVs include net revenue in the financial year to date. All estimates are fully diluted for the effects of warrants, convertibles or treasury shares. NAV estimations are created and maintained by Morningstar. For more detailed methodology document please contact FD.Support@morningstar.com

2 **Z-Statistic 1y** - Shows whether the fund's current discount is significantly higher or lower than the average over the past year, calculated as (Current Discount - Mean) / Std Dev

3 **Gross Gearing** - The ratio of estimated gross Assets to the Net Assets, expressed as a percentage

4 **Net Gearing** - The ratio of estimated Gross Assets minus cash and fixed interest to the Net Assets, expressed as a percentage. Cash and fixed interest represents not-equity exposure.

5 **Total Expense Ratio** - (Total Expenses - Performance Fees - Cost of Leverage - Tax - Restructuring Costs) / Average Net Assets

6 **Net Dividend Yield** - This is calculated by dividing the current financial years dividends (this will include prospective dividends) by the current price.

7 **Dividend Growth** - The annualised percentage growth in dividends. Based upon the current financial year, including any future estimates or forecasts.

8 **Performance** - Calculated using start and end period Share Prices or NAV Dividends are reinvested on the ex-dividend date at the prevailing Share Price or NAV.

9 **Risk & Return** - 1 Year ex income par NAV total return performance against 1 Year NAV volatility. Please see notes 8 and 15 for performance and volatility definitions respectively.

10 **Portfolio** - In order to calculate the portfolio value we deduct any holdings in cash only (Note that Fixed Interest is not included).

11 **Alpha** - The difference between the fund's average excess total return and the benchmark's average excess total return.

12 **Beta** - The sensitivity of the fund to broad market movements. A Beta of 0.5 would imply the fund will move by half as much as the index.

13 **R-squared** - A measure of correlation between the fund and index. A value of 0.8 means that 80% of the fund's NAV changes can be explained by changes in the index.

14 **Sharpe** - A risk-adjusted return measure, calculated by dividing the fund's average monthly excess total return over the risk-free rate by the standard deviation of those returns. The figure shown is the annualized Sharpe Ratio.

15 **Volatility** - The annualized standard deviation of the logged daily returns, adjusting for distributions from capital.