

KEY INFORMATION DOCUMENT ("KID")



DAVY WATERSIDE INVESTMENT FUND 1

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, costs, potential gains and losses of this product and to help you compare it with other products.

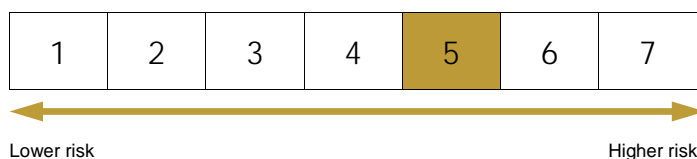
PRODUCT

PRODUCT:	Davy Waterside Investment Fund 1
MANUFACTURER:	J&E Davy
PRODUCT CODE:	C135241
WEBSITE:	www.davy.ie
CALL NUMBER:	+353 (0)1 679 7788
REGULATOR:	Central Bank of Ireland
DOCUMENT VALID AS AT:	01/01/2018

WHAT IS THIS PRODUCT?

TYPE:	This Product is an Alternative Investment Fund
OBJECTIVES:	The investment objective of the Davy Waterside Investment Fund 1 is to provide investors with capital appreciation. Davy Waterside Investment Fund 1 will seek to achieve its investment objective by acquiring, managing, developing and, potentially, realising the Property known as Waterside, located at Citywest Business Campus, Citywest, Dublin 24 (the Waterside Development) and any site(s) adjacent to the Waterside Development or other sites that, in the opinion of the Investment Manager and/or the Alternative Investment Fund Manager, is/are likely to enhance the value of the investment portfolio. There may also be investments in other assets including (but not limited to) Property Related Assets of bodies corporate investing in, owning, dealing in, developing or redeveloping any target property.
INTENDED RETAIL INVESTOR:	The Product is targeted at Eligible Counterparties, Professional Clients and Retail Clients, provided they invest a minimum of €13,000,000. The investor's objective for this investment should be aligned with that of the Product as outlined above.

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



RISK INDICATOR

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 we are not able to pay you.

We have classified the risk classes of the underlying investment strategies as ranging from 5 out of 7, which is a medium-high risk class.

Please note the Sub-Fund is subject to market fluctuations. There is no assurance that any appreciation in the value of investments will occur or that the investment objective of this Sub-Fund will be achieved. The SRI classification is based on the Sub-Fund's liquidity profile & diversification.

The risk indicator assumes you keep the product for 10 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. The underlying funds may include illiquid assets such as alternative funds, real estate funds and/or non-quoted assets. These assets incur additional risks which are not considered in the indicator shown above when they do not represent a significant part of the underlying funds. These risks are that these assets could not be sold or not sold at the desired time and / or lead to significant losses. You may not be able to sell your product easily or may have to sell at a price that significantly impacts on how much you get back.

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

PERFORMANCE SCENARIOS

INVESTMENT EUR

SURVIVAL SCENARIOS	1 YEAR	5 YEARS	10 YEARS (RECOMMENDED)
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HOLDING PERIOD)

STRESS SCENARIO	What might you get back after costs	8 312.3 EUR	7 433.77 EUR	6 478.81 EUR
	Average return each year	-16.88 %	-5.76 %	-4.25 %
UNFAVOURABLE SCENARIO	What might you get back after costs	10 963.55 EUR	18 792.2 EUR	38 427.05 EUR
	Average return each year	9.64%	13.45%	14.41%
MODERATE SCENARIO	What might you get back after costs	11 627.84 EUR	21 657.4 EUR	47 123.82 EUR
	Average return each year	16.28%	16.71%	16.77%
FAVOURABLE SCENARIO	What might you get back after costs	12 522.93 EUR	25 345.09 EUR	58 681.7 EUR
	Average return each year	25.23%	20.44%	19.36%

This table shows the money you could get back over the recommended holding period, under different scenarios, assuming that you invest 10000 EUR.

The scenarios shown illustrate how your investment 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, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment.

WHAT HAPPENS IF J&E DAVY IS UNABLE TO PAY OUT?

You may face a financial loss should the Manufacturer or depositary, Northern Trust Fiduciary Services (Ireland) Limited, default on their obligations.. There is a compensation fund available for investors under the Investor Compensation Act, 1998 (the "Act") where the criteria for payment of compensation under the Act have been fulfilled. Further details are available from the Manufacturer.

WHAT ARE THE COSTS?

COSTS OVER TIME

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 here are the cumulative costs of the product itself, for three different holding periods. They include potential early exit penalties. The figures assume you invest 10,000 EUR. The figures are estimates and may change in the future.

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 EUR	IF YOU CASH IN AFTER 1 YEAR	IF YOU CASH IN AFTER 5 YEARS	IF YOU CASH IN AFTER 10 YEARS
Total costs	427.98 EUR	4 290.08 EUR	20 518.45 EUR
Impact on return (RIY) per year	4.28 %	4.3 %	4.3 %

COMPOSITION OF COSTS

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.

* What the different cost categories mean.

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 will pay, and you could pay less. The impact of costs are already included in the price. This includes the costs of distribution of your product.
	EXIT COSTS	0.00 %	The Impact of the 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	3.55 %	The impact of the costs incurred in the management and operation of the product.
INCIDENTAL COSTS	PERFORMANCE FEE	0.00 %	No performance fee is charged.
	CARRIED INTERESTS	0.00 %	The Product does not pay carried Interest.

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

RECOMMENDED MINIMUM HOLDING PERIOD: 10 YEARS

HOW CAN I COMPLAIN?

In case of any unexpected problems in the understanding, trading or handling of the product, please feel free to directly contact J&E Davy

POSTAL ADDRESS: 49 Dawson Street, Davy House, Dublin 2, Co.Dublin.
WEBSITE: www.davy.ie/contact
E-MAIL: DIFSMANCO@davy.ie
FAX: +353 (0)1 614 8727
TELEPHONE: +353 (0)1 6797788

J&E Davy will handle your request and provide you with a feedback as soon as possible.

OTHER RELEVANT INFORMATION

Should you require any further documentation, such as the product's latest prospectus or annual reports, please contact DIFSMANCO@davy.ie