

101.5p

Net Asset Value ("NAV") per share
as at 31 March 2023

£85m

Investment cash inflow from the portfolio
for the year ended 31 March 2023

6.0p

Aggregate dividends declared per share
for the year ended 31 March 2023

1,202,528 tCO₂

Carbon saved
in year ended 31 March 2023

6.24p

Target dividend per share
for the year to 31 March 2024

£1,100m

Portfolio valuation
as at 31 March 2023

1.2x

Cash cover for dividends paid
for the year ended 31 March 2023

4,373,103 MWh

total energy generated
in year ended 31 March 2023

SEEIT Overview

SDCL Energy Efficiency Income Trust plc ("SEEIT" or the "Company"), managed by Sustainable Development Capital LLP ("SDCL"), is a constituent of the FTSE 250 index, has been accredited the Green Economy Mark and is the first UK listed company of its kind to invest exclusively in the energy efficiency sector.

Recognising that most energy is lost in the energy system, the Company targets energy efficiency investments that reduce wastage in the supply, demand and distribution of energy. These solutions in turn reduce carbon emissions and costs and can strengthen energy security, the grid and the energy market as a whole.

Servicing over 50,000 buildings across its portfolio, SEEIT's project investments provide a range of essential energy services, focused on contracts with essential industries in the United States, Europe, the UK and other select markets with attractive risk-adjusted returns.

ISIN **GB00BGHVZM47**

SEDOL **BGHVZM4**

Ticker **SEIT**

Investment Objective:

The Company's investment objective is to generate an attractive total return for investors comprising stable dividend income and capital preservation, with the opportunity for capital growth.

SDCL Overview

SDCL is London-based specialist investment firm with a proven track record of financing and developing clean energy, energy efficiency and decentralised energy infrastructure projects in the UK, Continental Europe, North America and Asia.

>\$2 bn



Assets Under Management
across multiple energy efficiency funds

15+



Years of experience
in the energy efficiency sector specifically

c.50

Employees
including investment, asset management and portfolio management professionals



4

Offices
in London, New York, Dublin, and Singapore



Portfolio Construction

SEEIT's portfolio is diversified and allocated between efficient supply, distribution, and demand reduction.



Cleaner and More Efficient Supply

Connecting supply with demand in the most efficient way compared to the alternative solutions.

Example asset:



ONYX Renewables, which provides on-site solar and storage in the US



Green Energy Distribution

Bringing the energy generation close to or at the point of use and as a result, reducing associated generation, transmission and distribution losses.

Example asset:



RED-Rochester, one of the largest commercial district energy systems in North America



Point of Use / Demand Reduction

Providing solutions and services reducing the consumption of energy at the point of use.

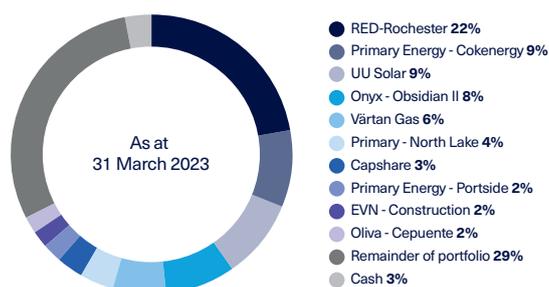
Example asset:



Santander UK Lighting, providing essential lighting services to Santander bank branches in the UK

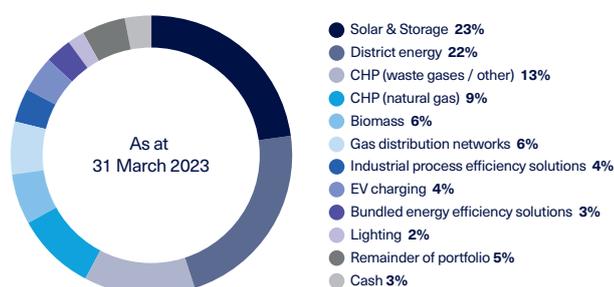
Portfolio Overview¹

Investment exposure



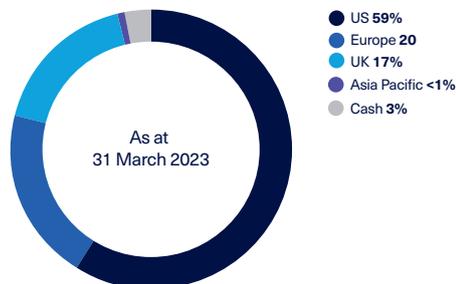
Technology¹

Technology exposure



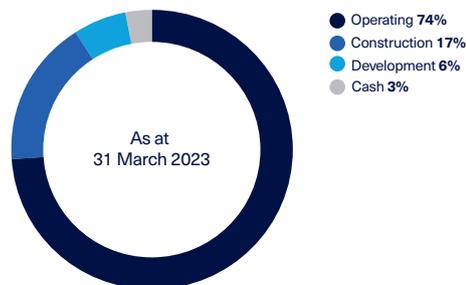
Market¹

Geographic exposure



Investment Stage¹

Investment stage exposure



Important Information

This Factsheet was approved for issue in accordance with section 21 of the Financial Services and Markets Act 2000 by Sustainable Development Capital LLP, authorised and regulated by the Financial Conduct Authority (FCA). This document is not and should not be construed as an offer to sell or the solicitation of an offer to purchase or subscribe for any investment. The document is intended for information purposes only and does not constitute investment advice. It is important to remember that past performance is not a guide to future performance. Furthermore, the value of any investment or the income deriving from them may go down as well as up and you may not get back the full amount invested. The target dividends referred to in this document are targets only and not a profit forecast. There can be no assurance that these targets can be met.

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¹ Calculations in this factsheet are based on gross asset value of SEEIT at 31 March 2023

Breakdown of Debt

Structural Gearing and Acquisition Finance

Target medium term structural borrowing of up to 35% of NAV

Total borrowing limit of up to 65% of NAV at point of acquisition

Non-recourse Project Level Debt at 31 March 2023	£361m
SEEIT Level Debt at 31 March 2023	Nil
Total Debt at 31 March 2023	£361m
Total Debt as percentage of NAV as at 31 March 2023	c.32%

Non-Executive Board of Directors

Chair	Tony Roper
Senior Independent Director	Christopher Knowles
Audit & Risk Chair	Sarika Patel
Director	Helen Clarkson
Director	Emma Griffin

Investment Manager

CEO & Founder	Jonathan Maxwell
Fund Manager of SEEIT	Purvi Sapre
CFO	Eugene Kinghorn
Established	2007
Employees	c.50

Sustainable Development Capital LLP

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SDCL is a signatory to the United Nations Principles for Responsible Investment (UNPRI). SDCL is authorised and regulated in the United Kingdom by the Financial Conduct Authority.

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