

Key Information Document

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.

This document was produced on 1 September 2020.

Product

Stocks and Shares Flexible Individual Savings Account Single Premium: Future World ESG Developed Markets Fund Transport Friendly Society Limited

(www.tfs.uk.com)

email info@tfs.uk.com for more information



Transport Friendly Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority

What is this product?

Objectives: The product is an insurance-based Stocks and Shares Flexible ISA (ISA). It allows investments to be made into the Transport Friendly Society Stocks & Shares Flexible ISA, subject to qualifying conditions laid down by H.M. Revenue and Customs (HMRC) regulations.

The proceeds of the investment will be free from Income and Capital Gains taxes under current HMRC ISA regulations.

The Transport Friendly Society Flexible ISA aims to:

- provide an easy tax efficient method of investing your money;
- provide the flexibility of making withdrawals without losing any tax-free allowance; and
- maximise mid to long-term capital growth by investing in stocks and shares.

Where is the money invested: The money is invested in the Transport Friendly Society's Future World ESG Development Markets Fund. The objective of the Fund is to provide a combination of growth and income by tracking the performance of the L&G Enhanced ESG Developed Index. This index is comprised of shares in companies that demonstrate good environmental, social and governance efforts and have their principal business activities in developed countries.

The contributions you pay are used to purchase units in the Fund. The investment performance of the Fund will determine the value of your ISA.

The value can go down as well as up and the proceeds will depend on the investment performance of the Fund, which cannot be predicted. Growth cannot be guaranteed, and you may receive back less than the amount paid in and the amount illustrated at the outset.

How can the performance be tracked: A statement will be issued annually which will show the value of your ISA plan, or you can also contact us at any time to ask for a valuation.

You can also access the value of your policy on the website at: www.tfs.uk.com

The unit price is available on the website at: www.tfs.uk.com

Intended retail investor: The Flexible ISA is available to anyone aged 18 or over, and is resident in the UK, or a Crown employee (or their spouse/civil partner) working overseas.

You cannot hold an ISA with, or on behalf of, someone else.

How much can you invest: You can make contributions into this ISA up to the HMRC ISA contribution limit in each tax year. The current limit can be found at www.tfs.uk.com. However, if you have more than one type of ISA the limit applies to all contributions. It is anticipated that this limit will increase each year in line with Inflation.

The minimum contribution is an initial lump sum of £500. Further contributions, subject to the current HMRC ISA limit, can be made at any time. You may also transfer in funds from existing ISAs that you already hold.

Insurance benefits: If you should die 101% of the value of your ISA on the date of death will be paid to your estate.

Recommendation: You should aim to invest for no less than five and ideally for ten years. You should bear in mind that over the mid to long term (5-10 years and over), inflation is likely to erode the purchasing power of your investment.

What are the risks and what could I get in return?

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Lower risk

Higher Risk



The Summary Risk Indicator (SRI) 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 than you paid in. The summary risk indicator is a guide to the level of risk of this product compared to other products. We have classified this product as 4 out of 7 which is a medium risk class. This rates the potential loss from future investment performance at a medium level. The risk category is not guaranteed and may shift over time. On closing your TFS Flexible ISA you would receive the current value of units. On death, you would receive 101% of the current value of units. The risk indicator is based on historical data and may not be relied upon to gauge the future risk profile of the product.

Performance Scenarios

Investment: £10,000 single premium

Scenarios		1 year	5 years	10 years Recommended Holding Period
Stress Scenario	What you might get back after costs	£1,574	£4,336	£2,797
	Average return each year	-84.26%	-15.39%	-11.96%
Unfavourable Scenario	What you might get back after costs	£9,002	£10,617	£14,881
	Average return each year	-9.98%	1.20%	4.06%
Moderate Scenario	What you might get back after costs	£11,142	£17,077	£29,123
	Average return each year	11.42%	11.30%	11.28%
Favourable Scenario	What you might get back after costs	£13,728	£27,343	£56,732
	Average return each year	37.28%	22.28%	18.95%
Accumulated invested amount		£10,000	£10,000	£10,000
Death Scenario				
Insured event	What your beneficiaries might get back after costs	£11,253	£17,248	£29,414
Accumulated Insurance Premium		£0	£0	£0

What happens if Transport Friendly Society is unable to pay out?

If Transport Friendly Society is unable to meet its liabilities, compensation may be payable by the Financial Services Compensation Scheme. Further information on the Scheme is available from the Financial Services Compensation Scheme on 0800 678 1100 or at www.fscs.org.uk

What are the costs?

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 plan itself, for three different holding periods. They include potential early exit penalties. The figures assume that you invest £10,000 each year. The figures are estimates and may change in the future.

Costs over Time

Investment £10,000 single premium	If you cash in after 1 year	If you cash in after 5 years	If you cash in after 10 years
Total Costs	£170	£1,341	£4,752
Impact on return (RIY) per year	1.70%	1.69%	1.69%

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;
- The meaning of the different categories.

This table shows the impact on return per year

One-off costs	Entry costs		None
	Exit costs		None
Ongoing costs	Portfolio transaction costs		None
	Other ongoing costs	1.70%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees		None
	Carried interests		None

How long should I hold it and can I take the money out early?

The money in your TFS Flexible ISA can be withdrawn at any time, however if your investment is for less than five years you may not return any real growth.

Under HMRC flexibility rules, you can take your money out of your ISA and replace it, in whole or in part, in the same tax-year without the replacement counting towards their annual subscription limit. For example, if you have £20,000 in your ISA including £5,000 deposited in the current tax year, you can withdraw £10,000, and then invest a further £25,000 in the tax year: the £10,000 you took out, plus the remaining £15,000 allowance.

Can I change my mind?

Following receipt of acceptance of your application, you will be given 14 days in which to change your mind. Upon receipt of your Cancellation Form, we will cancel your ISA and refund you your investment in the TFS ISA **SUBJECT** to a deduction of the amount (if any) by which the value of your investment has fallen at the time when your Cancellation Form is received by the TFS as explained in the Cancellation Form.

How can I complain?

If you have a complaint, feel that you have been treated unfairly or are not satisfied with any aspect of the Society, its products or its services please contact us at Transport Friendly Society Limited, Derbyshire House, St. Chad's Street, London WC1H 8AG. Email info@tfs.uk.com Telephone 020 7833 2616.

If the complaint is not dealt with to your satisfaction, you can refer your complaint to the Financial Ombudsman Service, Exchange Tower, London E14 9SR (Telephone 0800 023 4567). Following this complaints procedure does not affect your rights to take legal action.

Other relevant information

You can find other information relating to the TFS Flexible ISA in the following documents:

Terms and Conditions of the TFS Stocks and Shares Flexible ISA
Services and Costs Disclosure Document

These documents and information about the Transport Friendly Society can be found on our website www.tfs.uk.com

Under the EU Solvency II Directive we are required to make our Solvency and Financial Condition Report available to the public each year. You can find this at www.tfs.uk.com

The Transport Friendly Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

The Transport Friendly Society is authorised by the UK Regulators to market and/or administrate Tax Exempt Savings Plans, Stocks and Shares ISAs and Child Trust Funds.

You can check this on the Financial Services Register by visiting the FCA's website

www.fca.org.uk/firms/systems-reporting/registre or by contacting the FCA on 0800 111 6768

Advice - No advice will be given to you by the Society regarding this product. It is your responsibility to ensure that the product meets your needs. If advice is required, you should consult an independent financial advisor.

Membership of TFS - When you take out a product with Transport Friendly Society you become a member of the Society and are subject to its rules, a copy of which is available on request.