

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.

You are about to purchase a product that is not simple and may be difficult to understand.

Product name

FTSE 100 3 Year Defensive Deposit Plan 27

ISIN	Manufacturer of the product	Competent Authority	Production Date of the KID
DD3104000000	Investec Bank plc www.investec.com 0344 892 0942	Financial Conduct Authority	11 Feb 2021

What is this product?

This product is a structured deposit. Your deposit will be held by Investec Bank plc

Objective

This product is denominated in GBP, has a term of 3 years and is linked to the performance of the FTSE 100 (the "Underlying").

At the end of the recommended holding period

- If the Underlying is above 90% of its starting level, the product will return your initial investment plus 3.5%.
- If the Underlying is equal to or below 90% of its starting level, the product will return your initial investment with no additional return.

Intended Retail Investor

This product has been designed for investors who are looking to potentially achieve capital growth over a term of 3 years. Investors are looking for alternatives to fixed rate cash products (such as a fixed rate bond), are willing to take the risk that actual returns achieved may be lower than fixed rate cash products, but do not wish to risk losing their initial deposit. Therefore this product is aimed at investors who have a medium-low appetite for risk. Investors will understand that the potential returns of this product are linked to the performance of the FTSE 100. Additionally, investors will have knowledge and understanding of this structured product from supporting product literature and any advice they have received, as well as an understanding of financial markets.

Table of key dates

Start Date	Final Maturity Date
12 Apr 2021	12 Apr 2024

The product may be terminated in certain limited circumstances. These are as follows:

- If it is impossible to administer the product in accordance with the ISA regulations or you are in breach of the ISA regulations.
- If you are in breach of any material obligation under the product's Terms and Conditions and you have failed to remedy the breach within a reasonable time of us requesting you to do so, or if you have given us inaccurate information and, had we received accurate information, we would not have accepted your application.
- If certain events arise, including but not limited to, illegality, amendments or disruption to the Underlying(s).

What are the risks and what can I get in return

Risk Indicator



Lower risk ← → Higher risk



The risk indicator assumes you keep the product until 12 Apr 2024. You can not cash in early.

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 this product as 3 out of 7, representing a medium-low risk class. This classification rates the potential losses from market movements during the term of the product as medium-low. Poor market conditions are unlikely to impact the capacity of Investec Bank plc to pay you.

You are entitled to receive back at least 100% of your capital. Any amount over this and any additional return depends on future market

performance and is uncertain. However, this protection against future market performance will not apply if you cash in early.

If we are not able to pay you what is owed, you could lose your entire investment.

However, you may benefit from a consumer protection scheme (see the section "What happens if we are unable to pay you"). The indicator above does not consider this protection.

Performance Scenarios

Investment Scenarios		1 Year	2 Year	Recommended Holding Period
Stress Scenario	What you might get back after costs	£9,994.73	£9,990.87	£10,000
	Average return each year	-0.05%	-0.05%	0%
Unfavourable Scenario	What you might get back after costs	£9,994.73	£9,990.87	£10,000
	Average return each year	-0.05%	-0.05%	0%
Moderate Scenario	What you might get back after costs	£10,111.21	£10,223.88	£10,350
	Average return each year	1.11%	1.12%	1.17%
Favourable Scenario	What you might get back after costs	£10,111.21	£10,223.88	£10,350
	Average return each year	1.11%	1.12%	1.17%

This table shows the money you could get back over the next 3 years, under different scenarios, assuming that you invest £10,000. The scenarios shown illustrate how your investment could perform. You can compare them with scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you will get will vary depending on how the market performs and how long you keep the product and prior to Maturity, the availability of a secondary market (the availability of which is not guaranteed). The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

Buying this product holds that you think the underlying price will decrease.

The figures shown include all the costs of the product itself and includes the costs of your advisor or distributor. The figures do not take into account your personal tax situation, which may affect how much you get back.

What happens if Investec Bank plc is unable to pay out?

You may face financial loss due to the default of Investec Bank plc.

Your deposit is eligible for Financial Services Compensation Scheme (FSCS) protection. The FSCS can pay compensation to depositors if a bank is unable to meet its obligations, for example if it fails or becomes insolvent. Most depositors, including most individuals and businesses, are covered by the scheme. In respect of deposits, an eligible depositor is entitled to claim up to £85,000. For joint accounts each account holder is treated as having a claim in respect of their share so, for a joint account held by two eligible depositors, the maximum amount that could be claimed would be £85,000 each (making a total of £170,000). The £85,000 limit relates to the combined amount in all the eligible depositor's accounts with the bank, including their share of any joint account, and not to each separate account.

For further information about the scheme please refer to the FSCS website, www.FSCS.org.uk, or call 0800 678 1100.

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 product itself. They include potential early exit penalties. The figures assume you invest £10,000. 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.

Costs over time

The table below shows how much the expected costs of the product would affect your return, assuming the **product performs in line with the moderate performance scenario which indicates the product has matured after 3 years.**

Investment (£10,000) Scenarios	If you cash in after 1 year	If you cash in after 2 years	If you cash in after a maturity of 3 years
Total costs	£98	£98	£48
Impact on return (RIY) per year	1%	0.5%	0.16%

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	0.16%	The impact of the costs already included in the price. This is the most you will pay and you could pay less.
	Exit Costs	0%	The impact of the costs of exiting your investment when it matures.

The table above shows the split of the reduction in yield shown in the costs over time table after a maturity of 3 years. The split of the actual estimated costs of the product as a percentage of the product notional amount is estimated to be as follows: entry costs: 0.48% and exit costs prior to the end of the recommended holding period: 0.5%.

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

Recommended holding period: 3 years

You should only invest if you intend to hold the product until maturity, and the product may not be right for you if you may need immediate access to your money before maturity and if you cannot commit to the full product term. However, we will in exceptional circumstances such as death or unforeseen financial hardship at our reasonable discretion facilitate early withdrawals. If you terminate your product before maturity the amount you receive may be less than you initially invested. We will pay you the value of your product in accordance with the prevailing market rate at that time, less any associated selling costs and transfer taxes. The redemption value received can vary and may be less than the original investment amount especially in stressed market conditions. The value returned is affected by the level of the Underlying(s), market volatility, interest rates and liquidity among other market variables.

How can I complain?

Any complaint about the sale of this product should be made to your intermediary or distributor. A complaint about any other aspect of this Plan should be made to Investec Structured Products, PO Box 914, Newport NP20 9PE (Telephone no. 0344 892 0942).

Alternatively, contact us at 0207 597 4065 or via email at FPComplaints@investec.co.uk

If your complaint is not dealt with to your satisfaction you can complain to The Financial Ombudsman Service, Exchange Tower, London E14 9SR. Making a complaint will not prejudice your right to take legal proceedings.

Other relevant information

Please see our website www.investec.com for our Plan brochures and further details on how the product works (including Use of Averaging), the risks involved, Q&As and Terms and Conditions.

Index provider disclosure

The Securities have not been sponsored or endorsed in any way, nor have the providers of the Underlyings undertaken any obligation to perform any regulated activity in relation to the Securities. Please see www.investec.com for details of any disclaimers in relation to the Underlyings.



Investec Structured Products is a trading name of Investec Bank plc (Reg. no. 489604). Investec Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.