

Interim Results

22 November 2017

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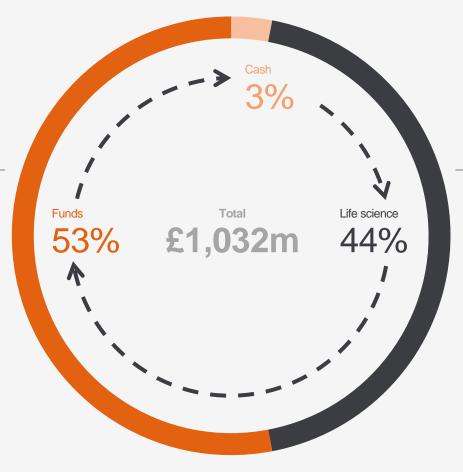
Building global leaders in healthcare



Shift to focus on life science has commenced strongly, supported by deep pool of capital

Funds Portfolio

Our funds portfolio seeks to deliver attractive riskadjusted returns through investing in a range of leading long only and alternative funds, across a variety of strategies and geographies.



Life Science Portfolio

£455m

We specialise in creating, investing in and building companies that have the potential to transform the delivery of healthcare in their respective markets.

Strong returns and positive start to FY2018



Positive performance with very strong progress in life sciences

NAV increase and positive returns across the business at 30 September

- Net assets £1,032.2m; 156.4p per share, total return of 16.7%¹ over six months
- Life sciences portfolio delivered 50.6%² return
 - Driven by positive financing events in Nightstar and Autolus
 - £91.6m of follow-on investments in existing portfolio companies as key milestones met
- Funds portfolio delivered 4.1%² return
 - Benefited from continued strong equity markets
 - Significant progress repositioning the portfolio towards more liquid funds with lower volatility profile

Significant milestones delivered; differentiated strategy driving value

- Nightstar IPO on NASDAQ in September four years after being founded by Syncona
- Successful financing rounds in Nightstar (pre-IPO) and Autolus; conducted at valuation uplifts for Syncona and attracting leading global institutional investors
- Autolus became clinical stage company with the commencement of three trials in two programmes in CAR-T

¹ Including 2.3p dividend paid in August 2017

² Returns on the life sciences and funds portfolio calculated on a time weighted basis



Life Science Portfolio Update

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Established Molecular imaging agent company addressing areas of high unmet need

Continued momentum in Axumin launch

- US launch delivering positive results
 - 1800 (3Q) and 2500 (4Q) units sold, increased from 200 (1Q) and 800 (2Q)
 - Strong reordering rates and positive physician feedback
 - Robust organic growth at existing sites
 - Increasing coverage; sites expanded from 14 to 17
- Good progress preparing EU roll out
 - 4 manufacturing and distribution agreements signed covering 14 countries
 - Commercial sales commenced in two markets in September and October

Positive FALCON change in management study results

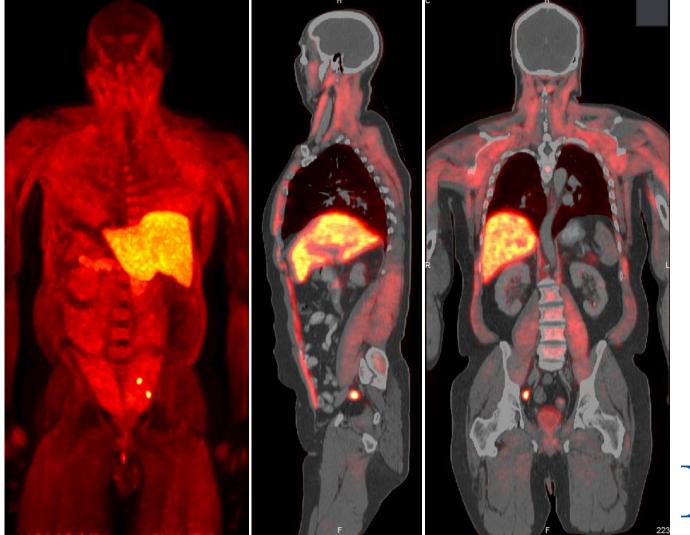
- Halted early on successful analysis
- 61.2% patients had treatment changed following Axumin scan

Next steps

- Continue positive trajectory in US
- Expand US coverage
- Continue to implement EU rollout
- Work towards indication extension

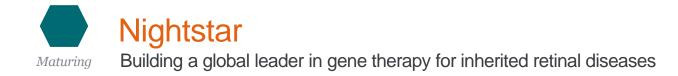






- Clear identification of location of recurrent prostate cancer directs treatment choice
- Provides an opportunity to treat patient appropriately for disease specifics
- Prior to Axumin, the 'standard of care' would identify recurrent prostate cancer in only 1/10 patients







Continued strong operational progress

- Progressing towards initiation of pivotal trial in Choroideremia
- Progressing X-linked Retinitis Pigmentosa through phase I/II clinical trials
- Pipeline of 5 others programmes progressing well

Significant financial progress; first IPO of a Syncona founded company

- US\$45m Series C in June
- US\$86m NASDAQ IPO in September, four years after founded by Syncona
- Syncona invested in both financing events to maintain 42% ownership, consistent with strategy

Next steps

- Commence pivotal phase III trial in Choroideremia 1H CY2018
- Progress X-linked retinitis pigmentosa programme through Phase I/II during 2018
- Commence trial in Best's disease in 2019
- Progress pre-clinical programmes licenced from University of Oxford





Clinical trial programme commenced

- Significant milestone met with the commencement of three clinical trials in two lead programmes
 - AUTO2: first 'dual targeting' programme to clinic for the treatment of multiple myeloma
 - AUTO3: AMELIA in pALL and ALEXANDER in adult DLBCL; first CAR T cell therapy to enter clinical studies targeting CD19 and CD22 with independently acting CARs

Completion of US\$80m Series C financing

- Syncona-led financing round
- Acquired shares from an existing shareholder to slightly increase ownership stake to 38%
- Attracted leading global institutional investors

Next steps

- Clinical data from AUTO2 and AUTO3 reading out from 2018
- Commence clinical trial for AUTO4 in 1H2018
- Progress remaining programmes through pre-clinical development

Developing investments

Syncona

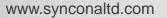
Developing Earlier stage businesses progressing to plan

Company	Vision	Milestones achieved	Next steps
THERAPEUTICS	 Developing innovative liver- directed gene therapies Lead programme in Haemophilia B, a rare disorder which currently requires lifelong treatment 	 Appointed Anne Prener CEO Progressed pre-clinical development for haemophilia B programme Further progress building out manufacturing capabilities 	 Seeking to validate its clinical and manufacturing platform during 2018
GYROPE	 Developing gene therapies for eye diseases linked to an unbalanced complement system 	 Appointed Soraya Bekkali CEO 'Launched' business: revealing first disease target is Age-related Macular Degeneration, leading cause of blindness in industrialised world 	 Commence clinical trial in AMD during CY2018
C C C C C C C C C C C C C C C C C C C	 Utilising cutting edge advances in DNA sequencing and immunotherapy, initially focused on non small cell lung cancer, where no cures exist 	 Strong progress making breakthroughs verifying the Company's key scientific premise 	 Initiate clinical trial for lead indication by CY2020
CEGX	 Pioneering in the field of epigenetics, utilising proprietary technology in partnership with leading companies to develop improved diagnostic tools 	 Generated new data which is currently under analysis Continued to review potential applications for the technology 	 Developing technology and building out management and infrastructure



Financial Review

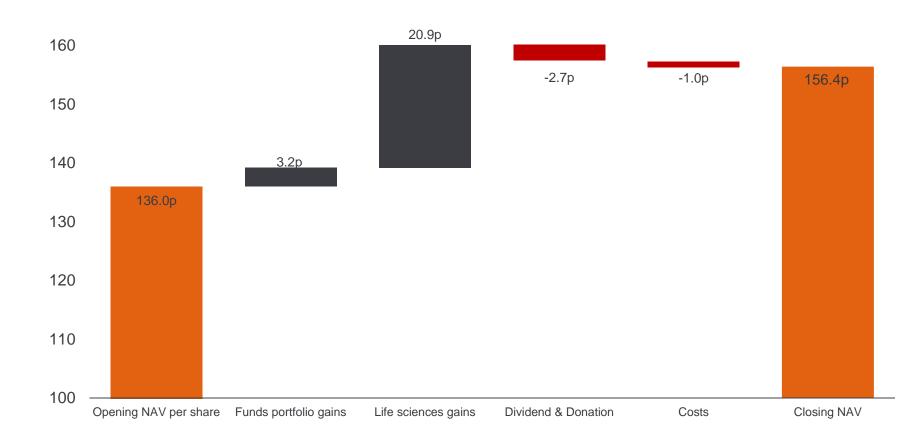
John Bradshaw, CFO Syncona Investment Management Limited



Performance overview



Strong 1H18 performance driven value progression in life science portfolios



Performance – life science



Strong performance in the life sciences portfolio

Life science portfolio at 30 September 2017

Company	31 March Value (£m)	Net invested in the period (£m)	Valuation change in period (£m)	30 Sep value (£m)	Valuation basis	% of NAV
	108.4	6.0	2.5	116.9	DCF	11.3%
nightstar	34.2	25.6	114.8	174.6	PRI	16.9%
Autėlus	31.2	38.1	19.7	89.0	PRI	8.6%
	18.0	13.0	_	31.0	Cost	3.0%
ACHILLES	2.8	3.8	_	6.6	Cost	0.6%
GYR	5.0	2.8	_	7.8	Cost	0.8%
cegx°	5.2	_	_	5.2	PRI	0.5%
CRT Pioneer Fund	21.8	2.3	-	24.1	Adj. Third-party	2.4%
Total	226.6	91.6	137.0	455.2		

Established company

Maturing company

Developing company

Significant valuation movements



Progression in portfolio valuation driven by Nightstar and Autolus



Return on life sciences portfolio of 50.6%, driven by write-ups of:

- Nightstar following its IPO on NASDAQ in Sept 17
 - US\$86.0m raised; shares listed at \$14.00
 - Shares closed at \$19.20 on 30 Sept 17, capitalising company at \$550m
 - Valuation will fluctuate with movement in Nightstar's share price and exchange rate
- Autolus following its Series C financing round in Sept 17
 - Syncona led US\$80.0m Series C financing round
 - Valuation will fluctuate with movement in exchange rate

Funds portfolio generated a return of 4.1% in the six months

- Significant progress on transition of portfolio
 - £113.4m of redemptions; shift from more directional funds in favour of hedge funds
 - £66.6m of new investment

Liquidity management



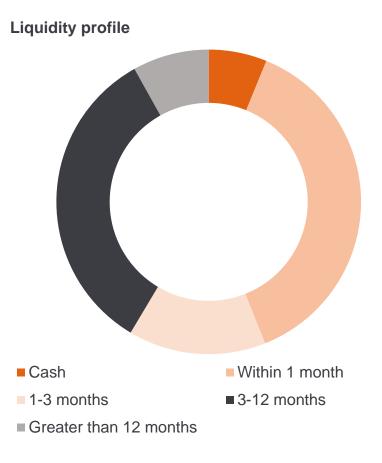
A strong capital base with significant cash balances and liquidity

Cash resources of £36.1m at 30 Sept 2017

- Anticipate average cash resources to typically be above current levels
- £552m liquidity in the funds portfolio drawn down as new and follow-on investments in life science are made

Uncalled commitments of £64.9m to life science portfolio

- Linked to achievement of milestones
- Expect to invest up to £150m in current financial year
 - £91.6m invested since March





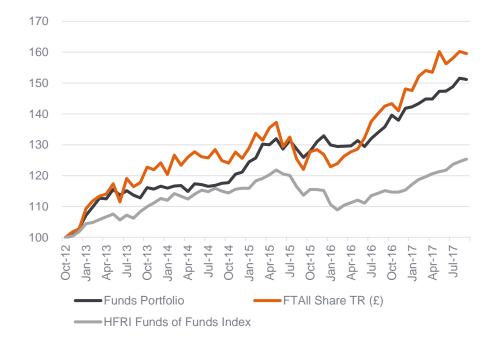


Funds portfolio - overview



Seeking to deliver attractive risk-adjusted returns to underpin the growth of life science

- Invested across a broad range of strategies
 - 8.8% p.a. return since Oct 12
- Focus on limiting sensitivity to market dislocations
 - 58% weighting to hedge funds
 - Remaining portfolio weighted to funds with a long bias
- Foreign exchange
 - All euro share classes hedged
 - 15% of funds portfolio held in unhedged US\$ share classes
 - Captured 86% of FTSE All-Share (TR) since inception





Current portfolio



Delivery of robust, low volatility returns through a diverse range of funds



- Equity hedge funds Fixed income and credit
- Equity funds ■ Global macro

Other strategies

Equity hedge funds – 42.2%*

- Managers adjust gross/net exposure to opportunity and market conditions
- Look for managers who use limited leverage

Equity funds - 27.9%*

- Long bias, no leverage
- Recognise and accommodate the volatility this brings to the portfolio

Fixed income and credit funds – 12.5%*

Stabiliser, majority of holdings can hedge

Global macro funds – 10.4%*

- Focus on exploiting valuation extremes.
- Hedge for equity book

Other strategies - 6.3%*

- Private equity and infrastructure
- Long dated funds focused on outperforming wider markets

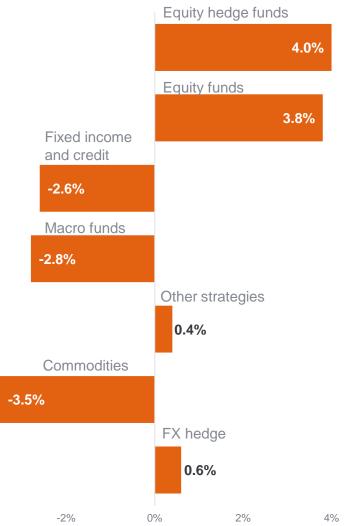
Foreign exchange hedge – 0.7%*

- Movement in unrealised FX hedge

Change in fund portfolio weightings

Significant progress in the transition of the portfolio

Change in weightings since March 2017



-4%

Equity hedge funds - 42.2%

- 4.7% return in constant currency
- Strong performance and increase in allocation driving weighting increase

Equity funds - 27.9%

- Increase in weighting predominantly driven by performance
- 10.5% return in constant currency; strong equity markets providing a tailwind

Fixed income and credit funds – 12.5%

- Change in weighting driven by redemptions
- 2.5% return in constant currency; positive progress in credit strategies partially outweighed by TIPs performance

Macro funds - 10.4%

- Small positive contribution of 0.3% in the six months
- Change in weighting function of small redemptions and strong performance elsewhere in portfolio

Other strategies - 6.3%

- Strong performance; 9.2% return in constant currencies
- £7.0m of distributions from infrastructure holdings

Commodities - 0.0%

- Redeemed; profile and volatility not suited



Economic Backdrop

Global growth accelerating into 2018





Positives

- EU politically stronger, beginnings of genuine economic recovery
- Soft and hard indicators in US at cycle highs
- Falling unemployment in Developed Markets, and inflation is finally ticking up

Negatives

- Market melt-up? Trading at all time highs
- Record debt levels globally
- Rate cycle starting: can CBs increase without cutting off recovery

Portfolio positioning

- Only Govt debt inflation linked, limited credit
- All recent & new exposure to EM hedged
- Japanese equities still cheap relative to other markets, and have technical support
- Europe continues to offer opportunity, both long and short
- New investments more liquid and typically hedged



Strategy & Outlook

Martin Murphy, CEO

www.synconaltd.com

Life science investment strategy

Building global leaders in life science to drive transformational treatments for patients

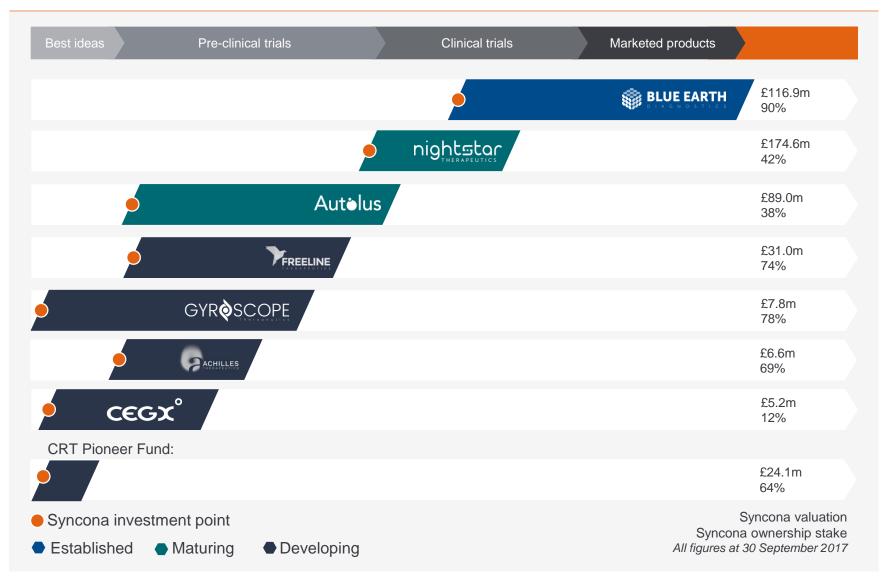




A high quality portfolio



Invested in specialist and innovative areas of healthcare across the development cycle



The 'Third Wave' is driving growth



Syncona has established a leadership position in a new wave of technologies

"First Wave"

1950s

Small Molecule drugs, market dominated by large pharmaceutical companies.

"Second Wave"

1990s

Large Molecule (anti-body therapies and enzyme replacement therapies) market dominated by pharma and US biotech companies.

The "Third Wave"

Today

Advanced Biologics and Diagnostics in areas such as gene therapy, cell therapy and DNA sequencing. Typically targeted to specific, well defined patient populations. Opportunity for market innovation and disruption.

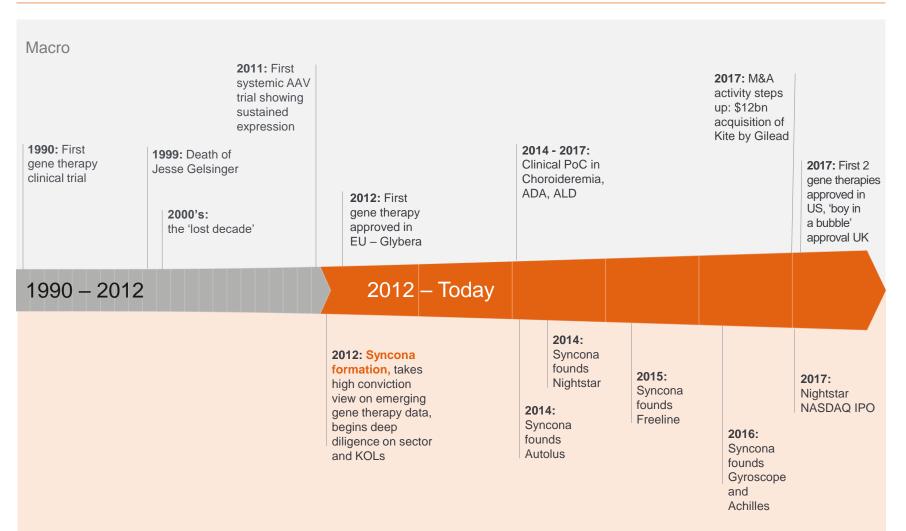
- New areas such as cell therapy, gene therapy and DNA sequencing are offering the potential to address areas of high unmet need and challenge traditional operating models
- Opportunities to revolutionise healthcare, disrupt established business models and vastly improve treatments for patients
- Long term approach required to build the successful companies of the 'Third Wave



The Third Wave has arrived

Syncona

Cell and gene therapies reach critical mass in 2017



Summary and Outlook

Outlook remains positive, long term vision on track



Strong start to the year leaves us well-placed

- Portfolio companies positioned to execute on development plans and deliver key milestones
- Well funded with deep, productively deployed pool of capital delivering solid returns
- 2017/18 an important period as many of our portfolio companies commence or progress clinical trials
- Investment pipeline remains healthy, investment quality hurdle remains high
- Continue to expect we will invest in the range of approximately £75-150 million annually

A Clear Long-Term Vision

- Deliver transformational treatments to patients
- Build global leaders in innovative areas of healthcare
- Deliver at least 3-5 successful, sustainable marketed product companies
- Build a focused portfolio of up to 20 investments in the best life science opportunities
- Deliver superior returns to shareholders –
 15% net IRR through the cycle

Syncona: a differentiated proposition

Maximising value by building global leaders in healthcare





Long-term capital base

- Productively deployed
- Ability to invest through the cycle



Selective

- Focused portfolio
- High conviction investments

Focus

3

 Leadership position in highly innovative areas of healthcare

4

Strong partnership approach

 Creating successful, scalable standalone businesses



Expertise

 Leading, multi-disciplinary investment team with proven track record 6

Premium heritage and access

- High quality global networks
- Aligned with The Wellcome Trust and Cancer Research UK



Supplementary information – life sciences

www.synconaltd.com

Group strategy

Three key strategic pillars



Delivering superior shareholder returns by maximising the value available from the successful commercialisation of life science technology and the delivery of transformational treatments to patients.

1

Disciplined approach to capital allocation

- Evergreen long-term funding base
- Funds portfolio invests in leading longonly and alternative investment funds
- Provides a productively deployed capital base available to invest in compelling life science investment opportunities at the right time
- Recycle capital back into the portfolio as investments are realised

2

Focused and selective investment strategy

- Multi-disciplinary investment team with proven track record
- High conviction approach to building a selective portfolio of high quality healthcare businesses in truly innovative areas of science
- Underpinned by leading funds portfolio with high emphasis on containing volatility

3

Building globally competitive healthcare businesses

- Partnership approach with the best, brightest and most ambitious minds in life science
- Hands-on approach to supporting businesses to grow and succeed over the long term.
- Strategy of maintaining significant ownership stakes all the way to marketed product to maximise exposure to upside

Managing scientific risk



Data driven approach drives focus for new investments and clinical development

Existing portfolio

- Key focus on the scientific premise: what does the data tells us?
- Fundamental to the investment; clear view of what would define failure in every company
- Track record of taking speedy action where data not of high enough quality
- Softer' issues and setbacks common to the start up environment less concerning; Syncona model best-placed to navigate

New investments

- Two 'non negotiables': quality of the data and ability to be applied to a product
- Aggressive interrogation of the scientific premise in diligence (quickest investment for a company founding to date: ~1 year diligence)
- Prepared to 'turn off' even late in the process
- Partnership approach begins early intensive diligence an opportunity to test management and expose flaws or rewrite the plan

Risk Management

- Expert team well-placed to discharge technical and commercial risk
- Focus on preserving shareholder capital
- Prepared to make tough decisions; conservative approach
- Syncona model prioritises focus on successful investments, no incentive to continue backing 'mediocre'

Valuation policy

Robust policy and conservative policy

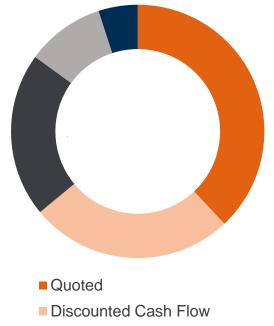
Funds portfolio

Third party basis

Life science portfolio

- Updates outside the cycle driven by new investment rounds or following material new information
- Developing and maturing investments
 - At either Quoted, Cost or Price of Recent Investment where a credible arms-length third party transaction has taken place
- Established investments
 - Once near or at on-market stage valued on a risk adjusted DCF valuation basis
- CRT Pioneer Fund
 - Quarterly valuation based on an adjusted third party basis

Life sciences valuation basis



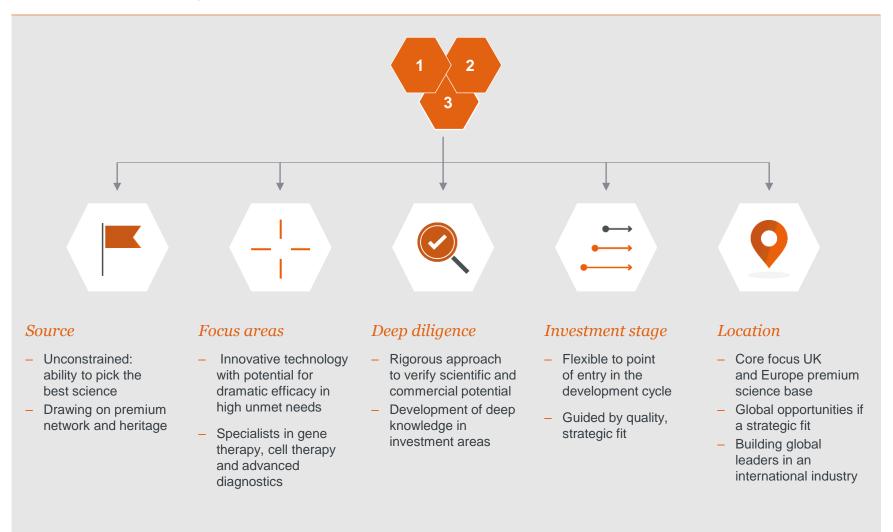
- Price of Recent Investment
- Cost
- Adjusted Third Party



New investments



Clear investment strategy drives a disciplined investment approach





Premium networks and access

- Aligned with two of the premium charitable funders in the space:
 - The Wellcome Trust, 2nd largest private funder of medical research globally
 - CRUK, the world's leading cancer charity
- Largest investor in CRT Pioneer Fund; exclusive pipeline agreement with CRUK

A connected and experienced team

- A leading Partnership group with deep global networks
- Strong reputation in key focus areas (eg. gene therapy) attracting a pipeline of premium new opportunities

Diversity, quality and strength of network demonstrated by current portfolio















Deep diligence

Rigorous approach to identifying and verifying scientific and commercial potential



Scientific

- Hypothesis formation
- Testing and analysis of data
- Extrapolation to clinical concept

Development

- Pre-clinical experiments
- Manufacturing considerations
- Regulatory pathways
- Trial size and design

Commercialisation

- Patient population and treatment paradigm
- Pricing/ reimbursement landscape
- Competition and exclusivity/IP
- High conviction approach: intentionally lower volume and more intensive
 - Hundreds of potential opportunities per year
 - Vetting through Syncona's three investment filters
 - c.20 detailed projects completed per annum
 - Expert scientific knowledge and deep specific expertise in regulatory, supply chain, manufacturing, product launch, clinical development, Intellectual Property
 - Partnership approach starts early: creating value pre-investment

Committed partnership approach

Syncona

Hands-on approach to investment supports long-term value creation

Long-term commitment

- Clear focus on how best to support the development of successful on-market treatments
- Alignment across shareholders and management

Hands-on approach

- Deep involvement and close collaboration with portfolio management teams
- Bringing the operational, strategic, industrial and commercial discipline to small businesses

Expert support

- Blend of scientific and commercial expertise
- Deep knowledge in core focus areas
- Core capabilities throughout life cycle from company creation to market launch and beyond



6 out of 7 current portfolio companies founded by Syncona.



10 board seats including 6 as chair.



6 companies where we have held management and operational roles including 5 as CEO.



7 companies where we have appointed leading management teams.

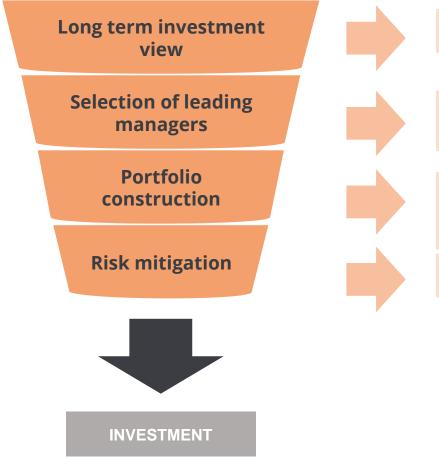


Supplementary information – funds

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Funds portfolio - an investment process focused on risk adjusted returns through the cycle





- Capture long term global growth
- Taking least risk necessary to achieve returns
- Superior track record using limited leverage
- Identify managers who do not rely on market beta to generate returns
- Risk/return of asset classes
- Bottom up, driven by managers skill sets
- Evaluation of asset prices drives net/gross exposure at both the portfolio and underlying investment level
- A focus on uncorrelated returns
- Contain volatility, targeting a Sharpe ratio of >1



Top 10 funds represent 58.7% of the funds portfolio; 31.1% of NAV

Polar Capital Japan Alpha Fund		Polygon European Eq	uity Opportunity Fund	The SFP Value Realization Fund	
Manager - Polar Capital		Manager - Polygon Global Partners		Manager – Symphony Financial Partners	
Value	£41.1m	Value	£39.5m	Value	£35.7m
% of the funds portfolio	7.5%	% of the funds portfolio	7.2%	% of the funds portfolio	6.5%
% of NAV	3.9%	% of NAV	3.8%	% of NAV	3.5%
Strategy	Long bias	Strategy	Hedge	Strategy	Long bias
Geographic focus	Japan	Geographic focus	Europe	Geographic focus	Japan
Asset class	Equity	Asset class	Equity	Asset class	Equity

The Japan Alpha Fund aims to generate longterm capital growth by investing in the shares of Japanese companies, or companies that generate a significant amount of their revenues in Japan. The fund applies a 'value' based stock picking approach, investing in a concentrated portfolio of large, medium and small capitalisation strategies. The Polygon European Equity Opportunity Fund pursues a relatively diversified event driven strategy that seeks to build a catalystdriven portfolio. The fund seeks to profit from revaluations to portfolio companies stemming from M&A, corporate restructurings and from fundamental, technical and regulatory developments. The fund pursues a deep value investment strategy in smaller capitalisation Japanese equities in conjunction with proactive engagement with portfolio company management. On average the fund holds 8-12 core long positions accounting for 80-90% of assets under management. The fund has the ability to short individual stocks and index futures (generally Nikkei).



Polar UK Absolute Equity Fund		Majedie UK Equity Fu	nd	Parity Value Fund	
Manager – Polar Capital		Manager – Majedie Asset Management		Manager – Parity Asset Value Management	
Value	£33.0m	Value	£32.8m	Value	£32.1m
% of the funds portfolio	6.0%	% of the funds portfolio	6.0%	% of the funds portfolio	5.9%
% of NAV	3.2%	% of NAV	3.2%	% of NAV	3.1%
Strategy	Hedge	Strategy	Long bias	Strategy	Hedge
Geographic focus	UK	Geographic focus	UK	Geographic focus	Global
Asset class	Equity	Asset class	Equity	Asset class	Macro

The fund's objective is to achieve a positive, absolute return over rolling one-year periods. It invests long and short, predominantly in equities of UK companies. It focusses on identifying misunderstandings: unpriced change (management, regulatory, technology), capital cycle impacts, and structural opportunities (growth or value).

The Majedie UK Equity Fund aims to produce a return in excess of the FTSE All-Share Index over the long term through investment in a diversified portfolio of predominantly UK equities. The UK Equity Fund is Majedie's flagship fund and has the flexibility to invest up to 20% of the net asset value in shares listed outside the UK. Additionally, it has a dedicated allocation to UK smaller companies.

The objective of the fund is to produce longterm capital growth by investing in traded securities and instruments, whilst applying a value based investment philosophy. The fund pursues investment opportunities in all asset classes on a fully global basis. In addition to standard cash equities and fixed income instruments, the fund may take equity, fixed income, currency, commodity and other future and derivative positions.



Maga Smaller Companies

Manager – Otus Capital Management

-		-	
Value			£30.6m
% of the funds portfolio			5.6%
% of NAV			3.0%
Strategy			Hedge
Geographic focus	5		Europe
Asset class			Equity

The objective of the Maga Smaller Companies UCITS fund is to seek to provide investors with positive absolute returns over the long term primarily through investing in and gaining exposure to equities of smaller companies incorporated in, or whose principal operations are in, the EEA or Switzerland.

AKO Global			
Manager – AKO Capital			
Value	£27.5m		
% of the funds portfolio	5.0%		
% of NAV	2.7%		
Strategy	Hedge		
Geographic focus	Global		
Asset class	Equity		

Provide shareholders with long term capital growth. The fund invests long and short, principally in large-cap equity and equityrelated securities, and primarily the world's developed markets. The managers build portfolios bottom-up with a concentrated core. They emphasise meetings with company management and fundamental analysis using traditional equity research techniques, to identify companies with above average and sustainable return on capital. This is augmented with market research, behavioural analysis and forensic accounting.



Sinfonietta Fund

Manager – Symphony Financial Partners		
Value	£25.2m	
% of the funds portfolio	4.6%	
% of NAV	2.5%	
Strategy	Hedge	
Geographic focus	Asia Pacific	
Asset class	Macro	

The Sinfonietta Fund seeks to generate superior returns by investing in equity, credit and currency instruments in the Asian market including Japan. Primarily focussed in the Asian markets including Japan

Portland Hill		
Manager – Portland Hill Capital		
Value	£23.9m	
% of the funds portfolio	4.4%	
% of NAV	2.3%	
Strategy	Hedge	
Geographic focus	Europe & US	
Asset class	Equity	

The fund invests in long-short and event driven equity investments focusing on financials, consumer, healthcare and chemicals predominantly in Europe. Predominantly foccused in Europe, but also in North America