Premier Miton INVESTORS

Premier Miton Pan European Property Share Fund

Sterling class A - Accumulation shares

Objective

The objective of the fund is to provide total returns comprised of capital growth and income over the long-term, being five years or more. Five years is also the minimum recommended period for holding shares in this fund. This does not mean that the fund will achieve the objective over this, or any other, specific time period and there is a risk of loss to the original capital invested.

Fund facts

Fund size	£78.4m
Historic yield	3.51%
Launch dates	Fund - 01 Jul 2005 Share class - 01 Apr 2009
Fund structure	OEIC
Reporting dates	Final - 31 May Interim - 30 Nov
Base currency	GBP
Valuation point	12:00 noon
ISA eligible	Yes

Investment Association sector
IA Other Property

Performance comparator
GPR 250 Europe Capped Index (GBP Hedged)

Please see page 3 for further information.

Investment team



Fund manager
Alex Ross
Joined Premier Miton
Jun 2005
Manager since
Jul 2005



Fund manager
Kirsty Riddle-Turner
Joined Premier Miton
Oct 2015
Manager since
May 2017

Fund codes

ISIN	GB00B66G0J22
Sedol	B66G0J2
Bloomberg	PRZEPRA:LN

Minimums

Initial	Top-up	Withdrawal	Holding
£1,000	£500	£500	£500

Investment overview

- Invests in a portfolio of real estate investment trusts (REITs) and property company shares across the UK and continental Europe, spread across different sectors, including offices, retail, residential, leisure and healthcare, amongst others.
- The fund accesses property indirectly through REITs and property company shares, rather than directly.
- The fund is diversified by company size, from very large companies to smaller ones.
- Highly experienced property share fund manager.

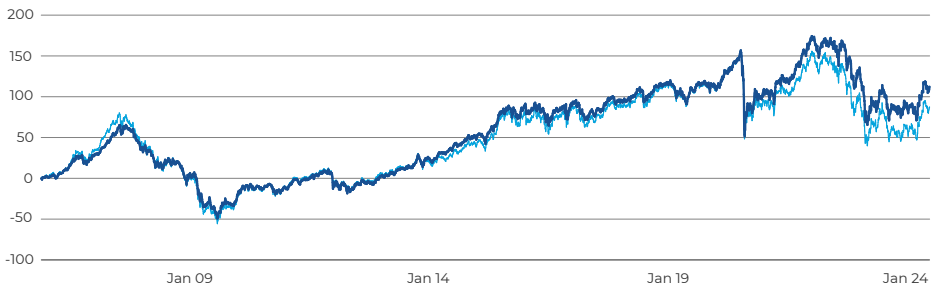
Awards and ratings

MORNINGSTAR ★★★★

MSCI ESG RATINGS AA

Awards and ratings are based on past events and are not an indication of future performance. Ratings are not a recommendation. Please see page 4 for further information.

Performance since fund launch (%)



Cumulative performance (%)	1m	3m	1y	3y	5y	10y	Fund launch
Fund	-2.74	19.10	3.97	-2.72	0.63	58.64	112.81
Index	-3.01	21.82	4.70	-8.77	-10.16	47.89	87.59

Calendar year performance (%)	2019	2020	2021	2022	2023	YTD
Fund	26.38	-7.69	20.92	-30.18	15.82	-2.74
Index	27.19	-12.26	16.71	-34.35	18.91	-3.01

Discrete annual performance (%)	31.01.19 31.01.20	31.01.20 29.01.21	29.01.21 31.01.22	31.01.22 31.01.23	31.01.23 31.01.24
Fund	15.83	-10.69	21.17	-22.79	3.97
Index	17.27	-16.02	17.24	-25.68	4.70

Source: FE Analytics. Based on Sterling class A - Accumulation shares, on a total return basis to 31 January 2024. Performance is shown net of fees with income reinvested. Data prior to the launch of the A accumulation share class is based on A income shares. On 20.01.2020, this fund moved from a single pricing basis (mid) to a swing pricing basis.

Risks: The value of investments may fluctuate which will cause fund prices to fall as well as rise and investors may not get the original amount invested. The performance information presented on this page relates to the past. Past performance is not a reliable indicator of future returns. More information about the risks of investment is provided later in this document.

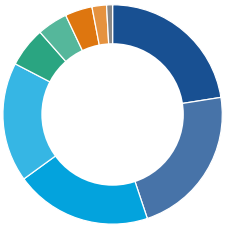
Portfolio breakdown

Top 10 holdings (%)



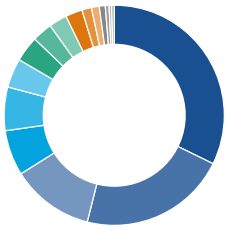
Vonovia	9.7
Segro	6.1
Land Securities Group	5.3
Unibail-Rodamco-Westfield	4.8
PSP Swiss Property	4.3
LEG Immobilien	3.9
Gecina	3.8
Arima Real Estate	3.2
TAG Immobilien	3.0
NewRiver REIT	2.9

Sub sector (%)



Office	22.5
Residential	22.4
Industrial	20.1
Retail	17.6
Other (incl FX fwds)	5.9
Medical	4.5
Student	4.0
Storage	2.1
Cash & equivalent	0.9

Geographic (%)



UK	32.3
Germany	21.7
France	12.1
Spain	6.7
Sweden	6.4
Switzerland	4.3
Netherlands	3.8
Other (incl FX fwds)	3.0
Belgium	2.7
CEE	2.5
Italy	1.4
Finland	1.1
Cash & equivalent	0.9
Austria	0.6
Norway	0.4
Ireland	0.4

Charges

Ongoing charges figure (OCF) 1.71%
as at 31.05.2023

The OCF is based on the last year's expenses and may vary from year to year. It excludes the costs of buying or selling assets for the fund (unless these assets are shares of another fund). The OCF includes the annual management charge. Transaction charges will also apply. Please refer to the total costs & charges document on our website for more information.

Initial charge 4.00%

The initial charge has been waived by Premier Miton until further notice. However, if you have invested via a financial adviser, the initial charge may still apply and be paid to your adviser.

Charges are taken from capital

As the objective of the fund is to treat the generation of income as either an equal or higher priority than capital growth, the fund's charges will be taken from capital instead of income. This may result in higher levels of income payments but could result in capital erosion or constrain capital growth.

Income

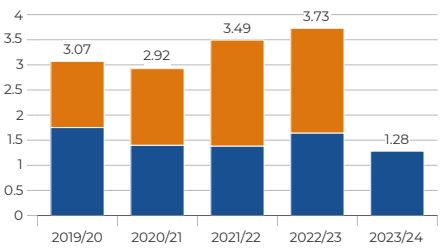
Historic yield 3.51%

The historic yield reflects distributions declared over the past twelve months as a percentage of the fund price as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. **The yield is not guaranteed and will fluctuate.**

Payment frequency	Biannually
Payment dates	30 Sep, 31 Jan
Ex dividend dates	1 Jun, 1 Dec

Income distribution (pence per share)

Total income distributions in each of the fund's last 5 financial years.



The dividend amount that is paid each year can go down and up and is not guaranteed

Performance comparator

As the fund invests in real estate investment trusts in Europe, we believe the GPR 250 Europe Capped Index (GBP Hedged) is a meaningful benchmark to help investors assess the performance of the fund.

General risks

Reference to any stock or fund is not a recommendation for investment purposes.

All types of investment carry a degree of risk. It is possible you could lose some, or all, of the money you invest. The level of risk varies depending on the type of investment.

Typically, you are less likely to lose money over the long term from an investment that is considered low risk, although potential returns may also be lower. Investments considered higher risk typically offer greater opportunities for better long-term returns, though the risk of losing money is also likely to be higher.

When you invest, it is important that you understand the risk to your money and are comfortable with that level of risk. If you are unsure, we would recommend that you consult a financial adviser.

The value of your investment might not keep up with any rise in the cost of living.

You could lose money if financial markets fall.

There is no guarantee that the investment objective of the fund will be achieved.

The levels of taxation that apply to income or capital gains from the fund, including any tax relief that may be available, will depend on your personal tax situation.

Funds with similar objectives may not perform in the same way as they are likely to have different holdings.

Fund performance will be affected by investment decisions made by the fund manager.

Other risks

Some of the main specific risks of investing in this fund are summarised here. Further detail is available in the prospectus for the fund.

Collective investment schemes (funds)
Where other funds are held in a portfolio, or where there is indirect exposure to other funds, these could include higher-risk investments like hedge funds, property funds or commodity funds (e.g. investing in gold, oil), which would increase the overall risk in the fund.

Currency
Where investments in a fund are denominated in currencies other than sterling (for example, if a fund holds assets priced in euros), its value will be affected by changes in the relevant exchange rate. Certain other investments, such as the shares in companies with profits from other countries, will also be effected.

Equities
Equities (shares) can experience high levels of price fluctuation.

Geographic concentration
Funds that have a strong focus on a particular country or region can carry a higher risk than funds with a more diversified portfolio.

High volatility
This fund may experience high volatility due to the composition of the portfolio or the portfolio management techniques used.

Inflation
Higher inflation can lead to some investments falling in value, particularly those with a fixed level of interest, for example government bonds and corporate bonds.

Interest rate
Changes in central bank interest rates can affect all types of assets, in particular, securities such as government bonds and corporate bonds that generally offer a fixed level of interest. If interest rates go up, the value of a bond may fall, and vice versa.

Legal and tax
The income or capital gains from investments can sometimes be affected by changes in legal and tax regulations or how these rules are applied.

Liquidity
In some instances, for example, when market conditions generally are difficult, holdings in a fund may be difficult to sell and buy at the desired price. The fund value could fall as a result.

Operational
Processes, systems and controls around your investment might fail. The more complex or unusual the investments that the fund holds, the more likely this is to happen. For example, developing markets may have less reliable systems or lower standards of governance than more developed markets.

Property and Real Estate Investment Trusts
Property values can rise and fall sharply depending on the strength of a country's economy.

Smaller companies
Investment in smaller companies is typically higher risk than investment in larger companies. Shares in smaller companies can experience greater levels of volatility.

Ratings, awards and other information

The methodology and calculations used by the third parties providing the ratings/awards are not verified by Premier Miton Investors and we are unable to accept responsibility for their accuracy, nor should they be relied upon for making an investment decision.

A swing pricing is where the price can swing to either a bid or an offer basis depending on the investment and redemption activity in the fund. This means the investor selling or buying fund shares bears the associated [dis] investment costs and protects the continuing holders in the fund. Performance could be shown on a combination of bid, mid or offer prices, depending on the period of reporting.

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Glossary

Accumulation shares
A fund may have accumulation and income shares. If an investor selects this share type, any income generated by the fund is automatically reinvested. The amount of the reinvested income is reflected in the increased price of each accumulation share.

ACD
Authorised Corporate Directors (ACDs) are responsible for the running of an investment fund. They have a duty to act in the best interests of the fund's investors, and ensure that the fund is well managed in line with regulations and with the investment objectives and policies set out in its prospectus.

Annual management charge (AMC)
The yearly fee paid to Premier Miton for managing a fund, expressed as a percentage of your investment. The AMC does not typically change from year to year.

Assets
Different groups of investments such as company shares, bonds, commodities or property.

Capital
Describes financial assets, particularly cash, or other assets, such as shares, owned by a person or organisation.

Capital growth
The increase in the value of an asset or investment over time, measured by its current value compared to its purchase cost.

Dividends
The portion of its capital that a company chooses to return to its shareholders. For a fund or trust, this is the payment of fund's income to its shareholders.

Equities
Another name for shares (or stock) in a company.

Index
An index is a method of tracking the performance of a group of shares, bonds, other assets or factors. For example, the FTSE 100 Index is made up of the 100 largest companies on the London Stock Exchange.

Individual Savings Account (ISA)
A type of tax-free scheme, set up by the government, designed to help people make the most of their savings and investments. All income and gains from an ISA investment are exempt from UK Income Tax and Capital Gains Tax. HM Revenue and Customs sets the maximum amounts that you are allowed to invest into an ISA each tax year.

Ongoing Charges Figure (OCF)
A measure of what it costs to invest in a fund over a year. It includes the fee paid to Premier Miton for the management of the fund (known as the annual management charge), with the remainder covering costs that have to be paid to external companies for other services relating to the ongoing administration and management of a fund, such as the fees paid to the depositary, custodian, regulator, auditor and administrator. The fee is deducted from the value of the fund and reflected in the fund's share price. The OCF is typically calculated once a year and can change from year to year.

Real estate investment trust (REIT)
A company that owns and manages property on behalf of shareholders. A REIT can contain commercial and/or residential property.

Total return
A way of showing how an investment has performed, and is made-up of the capital appreciation or depreciation and includes any income generated by the investment. Measured over a set period, it is expressed as a percentage of the value of the investment at the start of that period.

Yield
The dividend per share divided by the stock's or fund's price per share and expressed as a percentage. The historic yield is the dividend income distributed during the past year and expressed as a percentage of the share price on a particular day.

Contact us

From 9:00am to 5:30pm, Monday to Friday, excluding bank holidays.

0333 456 4560

contactus@premiermiton.com

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We are unable to give financial advice. If you are unsure about the content contained within/suitability of the funds mentioned, please speak to a financial adviser.
All data is sourced to Premier Miton unless otherwise stated.
A free, English language copy of the fund's full prospectus, the Key Investor Information Document and Supplementary Information Document are available on the Premier Miton website, or you can request copies by calling us on 01483 306090.
For your protection, calls may be monitored and recorded for training and quality assurance purposes.
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