

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	£173.8m
Historic yield	2.62%
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.

Fund manager



Alex Ross

Joined Premier Miton
Jun 2005
Manager since
Jul 2005

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



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	3.09	0.81	24.54	10.65	22.91	116.36	125.56
Index	3.36	-1.66	18.32	5.05	18.72	97.93	108.76

Calendar year performance (%)	2016	2017	2018	2019	2020	YTD
Fund	-1.31	14.35	-8.27	26.38	-7.69	0.81
Index	0.23	16.02	-6.69	27.19	-12.26	-1.66

Discrete annual performance (%)	31.03.16 31.03.17	31.03.17 29.03.18	29.03.18 29.03.19	29.03.19 31.03.20	31.03.20 31.03.21
Fund	-0.06	11.15	5.91	-16.11	24.54
Index	1.24	11.62	8.03	-17.81	18.32

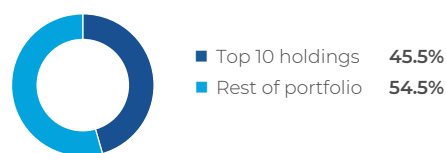
Source for all performance data: FE Analytics. On 20.01.2020, this fund moved from a single pricing basis (mid) to a swing pricing basis, which is where the price can swing to either a bid or an offer basis depending on the investment and redemption activity in the fund. This means the investor selling 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.

Key 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. Reference to any stock or fund is not a recommendation for investment purposes. More information about the risks of investment is provided later in this document.



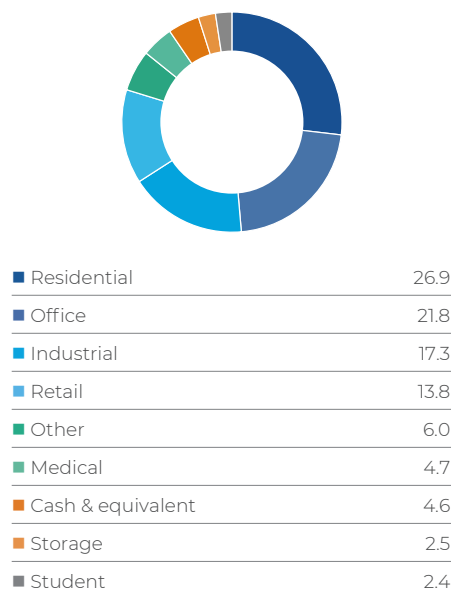
Portfolio breakdown

Top 10 holdings (%)

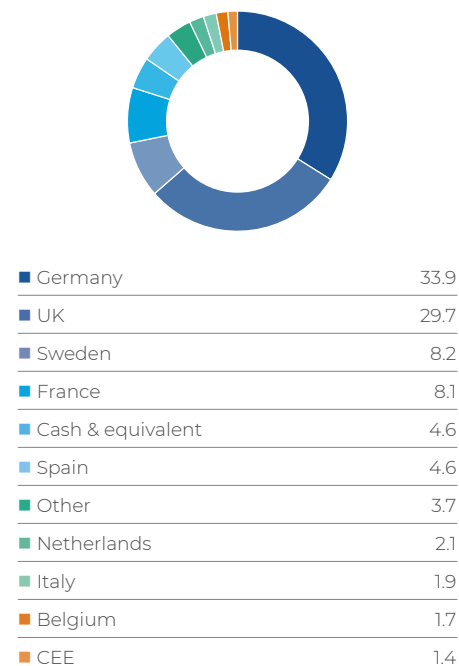


Vonovia SE	8.3
Deutsche Wohnen	7.3
Segro	5.4
LEG Immobilien	5.4
Aroundtown	4.1
VIB Vermoegen	4.1
Gecina	3.5
Secure Income REIT	2.5
Arima Real Estate	2.5
Eurocommercial Properties	2.5

Sub sector (%)



Geographic (%)



Charges

Ongoing charges figure (OCF) as at 31.05.2020	1.65%
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The OCF includes the annual management charge. Transaction charges will also apply. Please refer to the total costs & charges document for more information.

Initial charge	4.00%
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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	2.62%
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The historic yield reflects distributions declared over the past twelve months as a percentage of the share price of the fund. The yield is not guaranteed and will fluctuate.

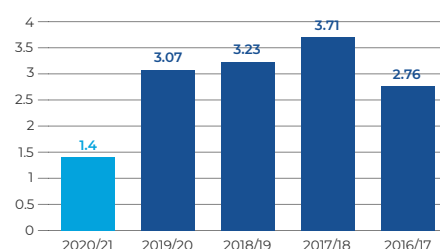
Payment frequency	Biannually
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Payment dates	30 Sep, 31 Jan
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Ex dividend dates	1 Jun, 1 Dec
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Income distribution (pence per share)

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



For the current financial year 1 out of the 2 income distributions has been paid.



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

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.

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.

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 companies or organisations that provide the fund or fund manager awards and ratings are not verified by us and we therefore are unable to accept responsibility for their accuracy. Ratings and awards should not be relied upon for

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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.

Annual management charge (AMC)

The fee paid to Premier Miton for the different costs associated with managing your investment each year and is 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 commercial property.

Capital

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

Capital growth

The increase in value of your original investment. Investments can potentially grow with or without dividends (income) reinvested.

Dividends

The portion of its capital that a company chooses to return to its shareholders. For a

fund, this is the payment of fund's income to its shareholders.

Equities

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

Index

A group of shares, used to give an indication of a sector, exchange or economy. For example, the FTSE 100 Index is made up of the 100 biggest companies on the London Stock Exchange.

ISA

This stands for Individual Savings Account and is 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 published 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.



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Whilst every effort has been made to ensure the accuracy of the information contained within this document, we regret that we cannot accept responsibility for any omissions or errors.

Reference to any particular stock or fund does not constitute a recommendation to buy or sell the stock or fund. Persons who do not have professional experience in matters relating to investments should not rely on the content of this document. 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.

For your protection, calls may be monitored and recorded for training and quality assurance purposes.

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.

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