Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

HC Charteris Property Fund ('the Fund') Class A Accumulation

ISIN: GB00B1VK6P28 a sub-fund of HC Charteris ICVC. Host Capital Limited is the Authorised Corporate Director of the Fund.

Objectives and investment policy

Objective:

The Fund aims to provide income and capital growth over the long term derived from a diversified portfolio of property related investments.

Investment Policy:

The Fund will invest in a broad range of property related investments, including property funds and company shares with an exposure to property, including residential and construction companies and Real Estate Investment Trusts (REITs) (which are companies that own and/or manage property on behalf of shareholders).

There are no geographical restrictions in respect of the chosen investments.

The Fund will not invest directly in physical property and will invest in the equity of companies in the property sector. The Fund can also invest in the fixed income securities and money market instruments traded on a recognised stock exchange.

The Fund will only use derivatives for the purposes of efficient portfolio management.

The Fund is actively managed and is not constrained by a benchmark.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

Other information:

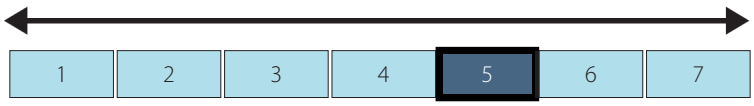
Any income the Fund generates in respect of your investment is rolled up and included in the value of your shares.

You can buy or sell shares in the Fund at 12 noon on any business day in the UK.

Risk and reward profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table below shows the Fund's ranking on the Risk and Reward Indicator.

Typically lower rewards, lower risk — **Typically higher rewards, higher risk**



This Fund is ranked 5. This is due to historical price movement of such investments. Please note that even the lowest risk class can lose you money and that extreme market circumstances can mean you suffer severe losses in all cases. Please note the Fund's risk category may change in the future. The indicator does not take into account the following risks of investing in this Fund:

Because this fund invests mainly in property related assets, it is particularly vulnerable to market sentiment towards the property sector when compared to funds that spread risk by investing in a range of assets.

In difficult market conditions and for certain assets there may be a reduction in buying and selling activity making it difficult for the Fund to buy or sell, which may mean the Fund sells at lower prices and misses investment opportunities, having the affect of reducing Fund returns.

As the Fund invests in a particular sector there may be greater fluctuations in the value of your investment.

Bonds are affected by changes in interest rates, inflation and any decline in creditworthiness of the bond issuer. Bonds that produce a higher level of income usually also carry greater risk as such bond issuers may have difficulty in paying their debts.

Further details on risk factors that apply to this Fund are set out in the Risk Factors section of the prospectus.

Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	0.00%
Exit charge	0.00%

These are the maximum charges that we might take out of your money before it is invested and before we pay out the sale proceeds of your investment. In some cases, you might pay less and you should speak to your financial adviser about this.

Charges taken from the Fund over a year	
Ongoing charges	8.45%

Charges taken from the Fund under specific conditions	
Performance fee	NONE

The ongoing charges figure 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).

Switching charge for switching between the Fund's share classes is discretionary. For details please see "Switching and Conversions" section of the prospectus.

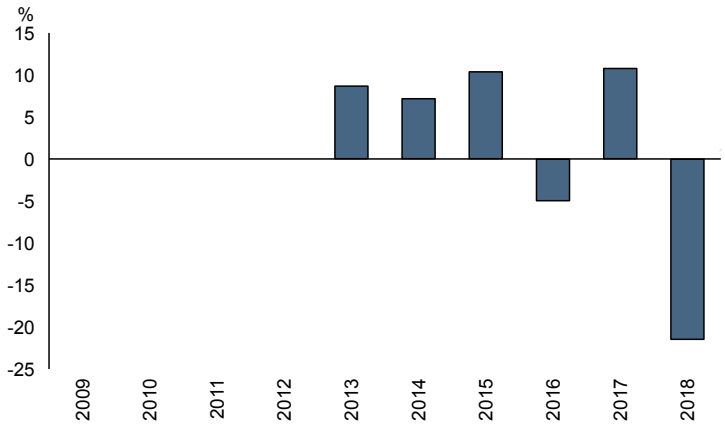
For the ongoing charge, the figure is calculated as at 31 October 2018.

We will take the charges of running the Fund from the Fund's capital (its assets); this will reduce capital growth potential.

The entry charge is referred to as the preliminary charge in the Fund's prospectus.

For more information about charges, please see the Fees and Expenses sections of the Fund's prospectus, which is available at www.hostcapital.com. The Authorised Corporate Director may waive or discount any preliminary or switching charge at its discretion.

Past performance



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Fund					8.7	7.2	10.4	-5.0	10.8	-21.5

Source: FE 2019

You should be aware that past performance is not a guide to future performance.

Fund launch date: 21/05/2007.

Share/unit class launch date: 09/07/2012.

Performance is calculated in GBP.

Practical information

The Depository of the Fund is Citibank Europe Plc, UK Branch.

You can obtain further detailed information regarding the Fund and the OEIC, its prospectus, its latest annual reports and any subsequent half yearly reports free of charge from the Authorised Corporate Director by calling 0207 290 9490 or visiting www.hostcapital.com and also by request in writing to Host Capital Limited, 73 New Bond Street, London, W1S 1RS. These documents are available in English and cover the whole OEIC.

Details of the Fund's remuneration policy (including a description of how remuneration and benefits are calculated and the composition of the remuneration committee) are available at http://www.hostcapital.com/documents/Contact-page-Remuneration-Policy.pdf or by requesting a paper copy free of charge (see above for contact details).

This document describes only one share class, Class A Accumulation Shares, of the Fund. You can exchange your shares for shares of other Funds, as and when available. Information as to how to exercise the right is in the "Switching and Conversions" section of the prospectus.

You can check the latest prices by calling 0800 024 2400 or visiting our website www.hostcapital.com.

Host Capital Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus for the Fund.

The Fund is subject to the tax laws of the United Kingdom. Depending on your own country of residence, this might have an impact on your investment.