

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.

TB Saracen UK Alpha Fund, a sub-fund of the TB Saracen Investment Funds ICVC B Accumulation, ISIN: GB0005711196

The Authorised Corporate Director of this Fund is: T. Bailey Fund Services Limited.

Objectives and Investment Policy

The Fund aims to achieve a return on in excess of the return on the MSCI UK All Cap Index over rolling periods of 5 years (after charges).

At least 80% of the Fund will be invested in shares in UK companies which the Investment Manager considers provide the potential for long-term growth with the aim of generating excess return to that of the index (known as alpha generation). UK companies are companies which are incorporated in the UK, domiciled in the UK or are listed in the UK and have the majority of their business in the UK.

To the extent not fully invested in UK companies, the Fund may also invest in global shares, deposits, cash and near cash. Up to 10% of the Fund may also be invested in collective investment schemes, which may include those managed by the ACD and its associates.

The Fund is actively managed, taking into account the Investment Manager's views on value and growth opportunities, and is not restricted to investments in companies by market capitalisation or by industry sector.

The Investment Manager will manage the Fund on a concentrated basis and the Fund will typically hold shares in between 25 and 40 UK companies at any given time. The Investment Manager's views on allocation between small, medium and large companies by market capitalisation will vary depending on market conditions.

The Investment Manager is not constrained by the index and aims to retain a high active share at all times. Active share is a measure of how much the portfolio holdings in the Fund differ from the holdings within the index.

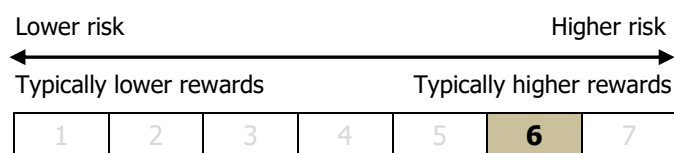
Investors can redeem shares on demand, at the daily valuation point of 12 noon (UK time) when this is a normal business day in the UK.

For accumulation units, any income received is reflected in the price of units.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money in the short-term (within 5 years). The Fund should be viewed as a medium to long-term investment only.

Risk and Reward Profile

The Risk and Reward Indicator below demonstrates in a standard format where the Fund ranks in terms of its potential risk and reward. It is based on historical performance 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. The higher the rank the greater the potential reward but the greater the risk of losing money.



- The Fund is in the above risk category because it invests in shares, an asset class which has seen large rises and falls in recent years.
- As the Fund will invest primarily in UK listed shares, the Fund will have a greater exposure to UK market, political and economic risks than a fund which diversifies across a number of countries.
- The Fund may invest in small-cap companies. Smaller companies' securities are often traded less frequently than those of larger companies, this means they may be more difficult to buy and sell.
- The lowest category does not mean a fund is a risk free investment.
- The value of investments may go down as well as up in response to general market conditions and the performance of the assets held. Investors may not get back the money which they invested.
- There is no guarantee that the Fund will meet its stated objectives.
- The movements of exchange rates may lead to further changes in the value of investments and the income from them.
- There is a risk that any company providing services such as safe keeping of assets or acting as counterparty to derivatives may become insolvent, which may cause losses to the Fund

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.

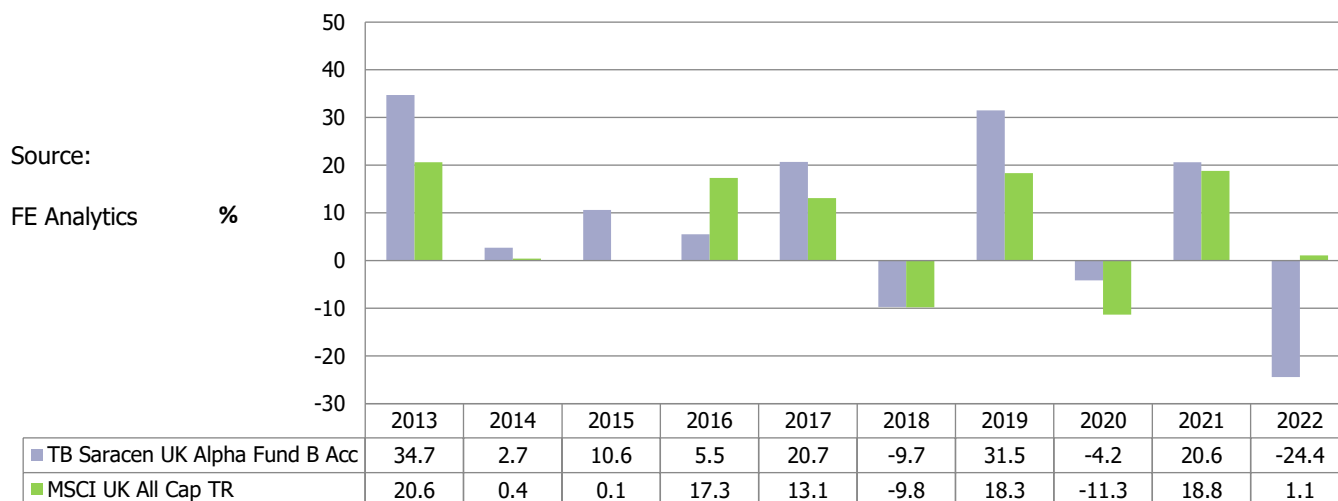
One-off charges taken before or after you invest	
Entry charge	nil
Exit charge	nil
This is the maximum that might be taken out of your money before it is invested/ before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charges	1.22%
Charges taken from the Fund under specific conditions	
Performance fee	nil

The **ongoing charges** figure is based on the expenses incurred by the fund for the period ended 30 June 2022.

The figure may vary from year to year. It excludes payments related to interest on borrowing and portfolio transaction costs, except in the case of transaction fees payable to the custodian.

For details of the actual charges, please contact your financial adviser/distributor.

Past performance (Fund launch date 5 March 1999)



- The Past Performance chart shows annual performance, in GBP, for each of the last 10 calendar years.
- Past performance is not a reliable indicator of future results.
- Performance is shown inclusive of all charges, except entry charges.
- Performance is shown on a total return basis.

Practical Information

- Further information about the Fund including the Prospectus & Supplementary Information document is available free of charge at www.tbaileyfs.co.uk.
- Please contact T. Bailey for copies of the latest annual and half-yearly reports. All documents are available in English only.
- This Key Investor Information is prepared for the TB Saracen UK Alpha Fund, a compartment of the TB Saracen Investment Funds ICVC, a UCITS. The Prospectus and periodic reports referred to above are prepared for the entire UCITS.
- Each compartment is a segregated portfolio of assets and those assets can only be used to meet the liabilities of, or claims against, that compartment.
- Latest prices are published at www.tbaileyfs.co.uk.
- The Fund's home Member State is the UK and this may have an impact on the personal tax position of the investor. Please seek professional advice from your Financial Adviser if you are unsure.
- The depositary of the Fund is NatWest Trustee and Depositary Services Limited.
- T. Bailey Fund Services 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.
- Details of the up to date remuneration policy which includes a description of how remuneration and benefits are calculated and the identities of the persons responsible for awarding remuneration and benefits, are available at www.tbaileyfs.co.uk and a paper copy will be available free of charge upon request.
- The Fund is authorised in the UK and is regulated by the Financial Conduct Authority.
- T. Bailey Fund Services Limited is authorised in the UK and is regulated by the Financial Conduct Authority.

This Key Investor Information is accurate as at **17 January 2023**.

Authorised Corporate Director Contact Details

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