

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.

Premier Miton Pan European Property Share Fund – Class A Shares

A sub-fund of Premier Miton Funds

Class A Income Shares, ISIN no.GB0030599798 (representative share class) & Class A Accumulation Shares, ISIN no. GB00B66G0J22

Authorised Corporate Director - Premier Portfolio Managers Ltd.

Objectives and investment policy

The Fund aims 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.

No less than 90% (excluding cash) of the Fund will be invested in a diversified portfolio of shares in property companies, including Real Estate Investment Trusts, across Pan European countries.

The Fund may also invest in collective investment schemes, including those whose investments consist of shares in property companies, fixed income instruments, deposits, cash and near cash.

Investments will be spread across different sub-sectors, which may include offices, retail, residential, leisure and healthcare, and across different sized companies, from very large companies which will have exposure to a wide range of underlying properties to smaller, specialist, more focussed companies.

Focus will be given to the specific characteristics of each company, including financial strength, quality of the management team, structure of property leases, quality of tenants and the environmental strategy and sustainability of the properties.

The fund manager will look to invest in companies where they believe that the quality and long term growth potential is not reflected in the share price.

The Fund may invest in derivatives, warrants and forward transactions for investment purposes as well as for the purposes of efficient portfolio

management (including hedging). The use of derivatives in the Fund will be limited.

The Fund is actively managed which means that the fund manager will choose the investments, currencies and markets held in the Fund but always within the boundaries outlined in the Fund's objective and policy.

The full investment objective and policy, which outline all the eligible investments, are available in the Fund's prospectus.

You can buy, sell and switch shares in the Fund on any UK business day. We will need to receive your instruction before 12 noon to buy shares at that day's price.

Terms explained:

Accumulation shares: any income made by the Fund will be reinvested to grow the value of your investment.

Income shares: any income made by the Fund will be paid out to you.

REITs: Real Estate Investment Trust; a type of security that invests in real estate through property or mortgages.

Efficient portfolio management: managing the Fund in a way that is designed to reduce risk or cost and/or generate extra income or growth.

Derivatives: this is a financial contract whose value is related to the value of an underlying asset or index, often used with the aim of managing risk or enhancing returns.

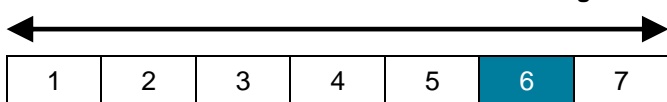
Hedge: an investment which aims to reduce the risk of adverse price movements in an asset or group of assets.

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



The Fund is ranked as 6 because it has experienced relatively high rises and falls in value over the past five years.

Please note that even the lowest ranking does not mean a risk-free investment.

The Fund holds shares in companies with exposure to the property sector and concentrated by location in the UK and continental Europe. Equities tend to experience higher volatility than many other asset types such as bonds or money market instruments. Property as an asset class tends to experience cyclicity which increases the volatility of return. Funds concentrated by geographic location are more vulnerable to market sentiment in that specific location and can carry a higher risk than funds holding more geographically diversified assets. The Fund uses derivatives in a controlled manner to reduce currency exposure; this reduces the risk profile of the fund.

The indicator may not take fully into account the following risks of investing in this Fund:

- Interest rate risk:** property companies tend to hold relatively high levels of debt and their share price can be sensitive to an unexpected increase in interest rates.
- Legal or tax risk:** arising from a change in legal regulations, tax rules or the application of them.

A more detailed description of the risks identified as being applicable to the Fund are set out in the 'Risk Factors' section of the Prospectus.

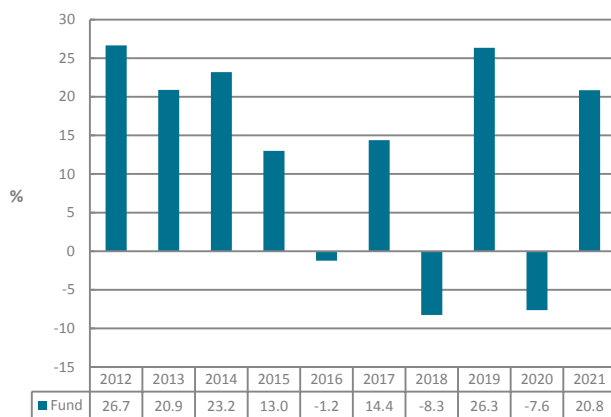
Charges

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	4.00%
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	1.63%
Charges taken from the Fund under specific conditions	
Performance fee	NONE

- Switching charge (for switching into the Fund from another fund) 0.00%.
- 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 units/shares of another fund).
- For more information about charges, please refer to the Fund's prospectus.
- For the Ongoing Charge, the figure was calculated as at 31/05/2021.

Past performance



- You should be aware that past performance is not a guide to future performance.
- Fund launch date: 01/06/2001.
- Share/unit class launch date: 01/06/2001.
- Performance is calculated in GBP.
- Performance is net of charges (excluding entry charge) and net of tax.
- Performance allows for distributions having been reinvested.

Practical information

- This document should be read in conjunction with the Supplementary Information Document (SID).
- For further information about the Fund, including the SID, a free English language copy of the full Prospectus, half-yearly and annual reports and accounts (which are prepared in relation to Premier Miton Funds of which the Fund is a sub-fund), please visit www.premiermiton.com, call us on 0333 456 6363 or email us at contactus@premiermiton.com
- You can also obtain other practical information including the current price of shares in the Fund on the website.
- You can exchange your shares for shares in other sub-funds of the Company, as and when they are available.
- For more information on how to switch to another sub-fund, please call us on 0333 456 6363 or see the Prospectus on the website.
- The Fund's Depositary is Northern Trust Investor Services Limited.
- UK tax legislation may have an impact on your personal tax position.
- Premier Portfolio Managers 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 has its own portfolio of assets and liabilities and its assets shall not be available to satisfy debts that have arisen in other sub-funds of the Company (this concept is known as "segregated liability").
- The Class A Income Shares have been used as representative.
- Information about the share classes available can be found in the Prospectus.
- A copy of the Remuneration Policy, which includes a description of how remuneration and benefits are calculated and the identity of those who make up the Remuneration Committee, which is responsible for awarding remuneration and benefits, is available on the website (www.premiermiton.com). A paper copy will be made available free of charge, upon request.

The Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority.

Issued by Premier Portfolio Managers Ltd, which is authorised and regulated by the Financial Conduct Authority, registered in England no. 01235867 and is a subsidiary of Premier Miton Group plc, registered in England no. 06306664. Both companies are members of the 'Premier Miton Investors' marketing group.

This Key Investor Information is accurate as at 11/02/2022.