



HC Charteris Property Fund

Fund's Strategy

The aim is to provide long term income and capital growth from investment in a diversified portfolio of property related investments including listed securities, residential/commercial construction and Real Estate Investment Trusts (REITs). There are no geographical restrictions in respect of chosen investments.

Investment Process

The Fund Managers combine top down thematic strategy with bottom up stock selection. Technical analysis is used extensively to aid market timing. The Fund invests broadly across a range of securities targeted for value, growth potential and income, providing exposure to liquid UK, European and Global Real Estate Companies and Securities.

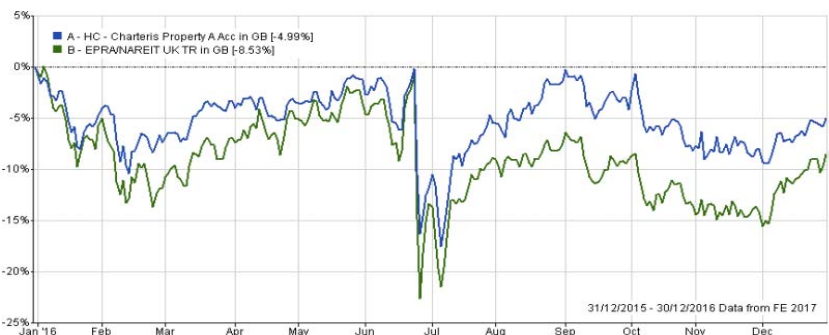
Fund Manager's Comments

The HC Charteris Property Fund experienced positive performance throughout 2017 consistently outperforming the benchmark as it withstood market turbulence to return +10.80% for the year. In order to mitigate some of the volatility experienced during the year the fund took on a higher than usual cash position in preparation of a time when market conditions will allow the managers to seek additional value. The atypical cash position led to some underperformance in December 2017 against the NAREIT.

Performance of Fund Year 2017 (Source Financial Express, 30.12.16 - 29.12.17)



Performance of Fund Calendar Year 2016 (Source Financial Express 31.12.15 - 30.12.16)



Cumulative Performance (Source Financial Express, 30.11.17)

	30/11/17 - 29/12/17	30/12/16 - 29/12/17	31/12/15 - 30/12/16	31/12/14 - 31/12/15	31/12/13 - 31/12/14	31/12/12 - 31/12/13
Charteris Property Fund A Acc	5.76 %	10.80 %	-4.99 %	10.40 %	7.24 %	8.68 %
IA Property Sector	1.73 %	6.93 %	8.19 %	5.46 %	13.12 %	5.56 %
Quartile	1st	1st	4th	1st	4th	1st

Key Points

- A Global Property Fund. Product Type - NURS (Non-UCITS Retail Scheme)
- Aims to provide superior returns than traditional Bricks and Mortar Funds as well as the EPRA/NAREIT Index
- Liquid & listed assets only. No multi-manager strategy
- Able to hold inside SIPPs, SSAS and ISAs
- Located in the IA Property Sector
- Daily dealing and valuation

Investment Team

Moritz Langlotz

Moritz graduated from the University of Westminster with a BA in 2007. After starting in media marketing and B2B sales; Moritz joined Charteris in 2011 as a Sales and Marketing Executive in order to promote the range of Charteris' collective investment schemes. His role developed to include research and analysis, which led him to take charge of the HC Charteris Property Fund.



Terry Farrow - Chartered MSCI, ACIB, APFS, CFP

Terry Farrow has over 40 years experience in Investment Markets. Terry has spent the last 25 years predominately trading equities. Prior to that, Terry was employed at Barclays Bank & Standard Chartered Bank trading bonds, Foreign Exchange and a range of derivatives. Terry has a G70 Investment Portfolio Management qualification amongst other professional qualifications that he has achieved.



Nick Taylor - Chartered FCSI

Nick Taylor has 40 years of international investment management experience gained at Morgan Grenfell and INVESCO and was Managing Director at Cigna International Investment Advisors and Matheson Investment Management. An award winning manager, Nick has run equity portfolios for a broad range of investors including institutional pension funds, private client portfolios and investment trusts.



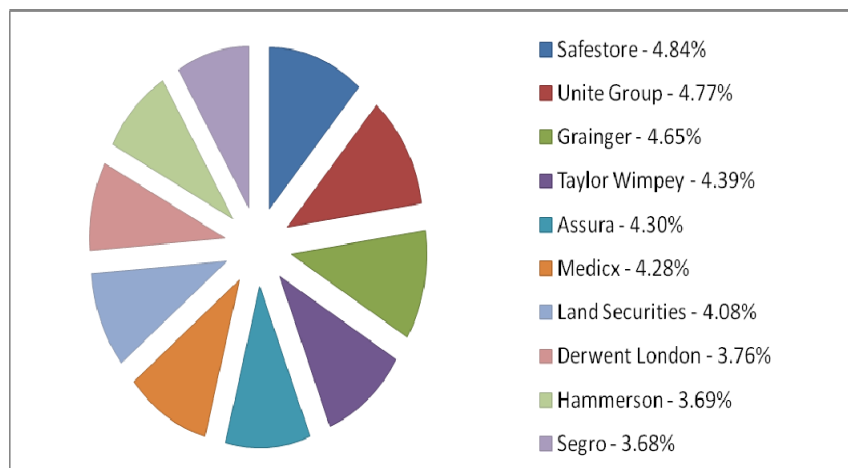
**The Fund was originally launched on 21st May 2007 and has had multiple name changes in its time. The Fund was transferred to Host Capital on 30th December 2016; current Investment Managers have been in place since July 2014



CHARTERIS
TREASURY PORTFOLIO
MANAGERS LIMITED

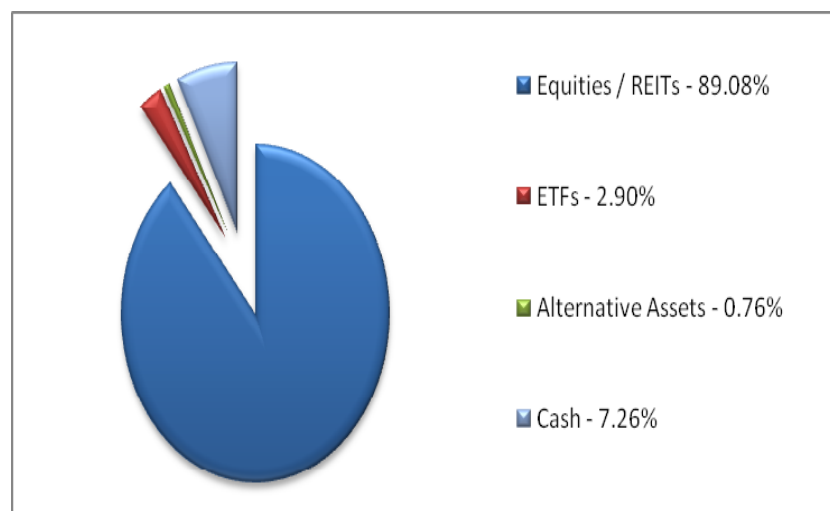
Top 10 Holdings

Source Apex, 29.12.17



Sector Asset Breakdown

Source Bloomberg, 30.11.17



Important information

Past performance should not be as guide to future performance. All performance information is based on the A Accumulation class unless stated otherwise. The value of this investment and the income from it can go down as well as up, it may be affected by exchange rate variations, and you may not get back the amount invested. The outlook expressed in this factsheet represents the views of the Investment Manager at the time of preparation and should not be interpreted as investment advice. The asset split detailed within the factsheet are correct as at reporting period and are subject to change, whilst operating within the objectives of the Fund. This document should be read in conjunction with the Fund's Key Investor Information document (KIID), which will exclusively form the basis of any application and the Fund's prospectus. A comprehensive list of risk factors is detailed in the KIID and the Principal Prospectus and an investment should not be contemplated until the risks are fully considered and understood. Current tax levels and reliefs will depend on your individual circumstances and details are also contained in the Key features (including the KIID and Principal Prospectus). If you are unsure of the suitability of this investment, please contact your Financial Adviser. This factsheet is issued by Charteris Treasury Portfolio Managers Ltd. The KIID and Prospectus are available from the ACD Host Capital Ltd at www.hostcapital.com or Charteris at www.charteris.co.uk.

Fund Details

Fund Size: £0.9m
Fund Launch Date: 21st May 2007**
IA sector: Property
Minimum investment: £1,000 (retail and institutional)
Initial charge "A" Class: 0% / AMC 1%
Initial charge "B" & "R" Class: 5% initial / AMC 1.50%
OCF: "A" Class 5.28% / "B" & "R" class 5.94% (as at 31st Jul 17)
Dividend payment dates: December (interim) and June (final)
Authorised Corporate Director: Host Capital Ltd
Depositary: Citibank International PLC
Administrator: Apex Fund Services Ltd
Transfer Agent: Investor Administration Solutions Ltd
Auditor: Grant Thornton UK LLP

Fund Codes

A Accumulation Class

Bloomberg: CFPROAA LN EQUITY
SEDOL: B1VK6P2 / ISIN: GB00B1VK6P28

A Income Class

Bloomberg: CFPROAI LN EQUITY
SEDOL: B1VKS4 / ISIN: GB00B1VKS43

B Accumulation Class

Bloomberg: EOPPRBA LN EQUITY
SEDOL: B1VK7F9 / ISIN: GB00B1VK7F94

B Income Class

Bloomberg: EOPPRBI LN EQUITY
SEDOL: B1VK782 / ISIN: GB00B1VK7F94

R Accumulation Class

Bloomberg: CFPRORA LN EQUITY
SEDOL: B1VK7W6 / ISIN: GB00B1VK7W69

R Income Class

Bloomberg: CFPRORI LN EQUITY
SEDOL: B1VK812 / ISIN: GB00B1VK8126

Client Services (for all dealing requests/enquiries)

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Fund Manager

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Authorised and regulated by the Financial Conduct Authority