

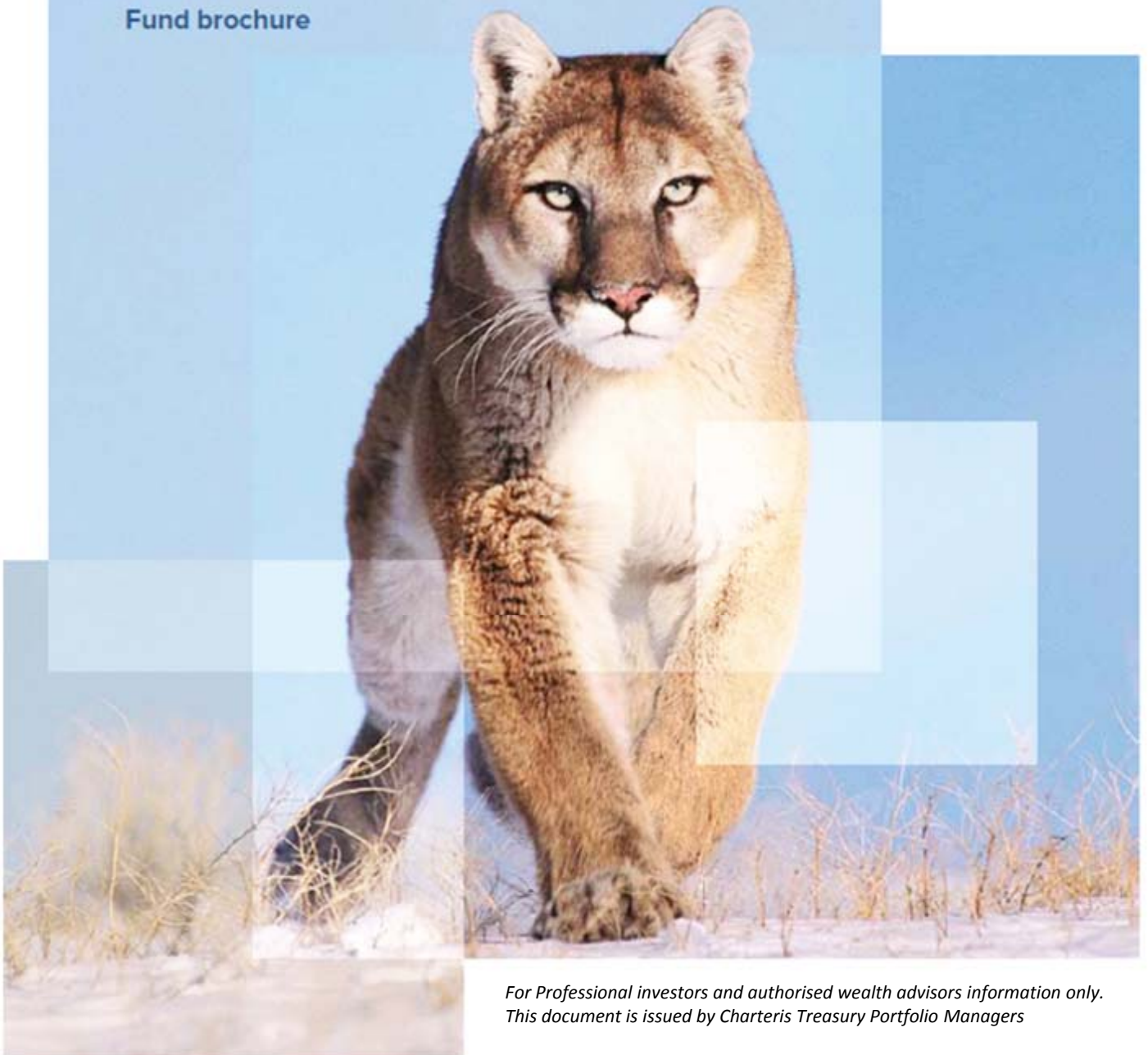


**CHARTERIS**  
TREASURY PORTFOLIO  
MANAGERS LIMITED

## HC CHARTERIS PROPERTY FUND

An innovative strategy investing in  
Property Markets

Fund brochure



*For Professional investors and authorised wealth advisors information only.  
This document is issued by Charteris Treasury Portfolio Managers*

## Investment aims and Structure

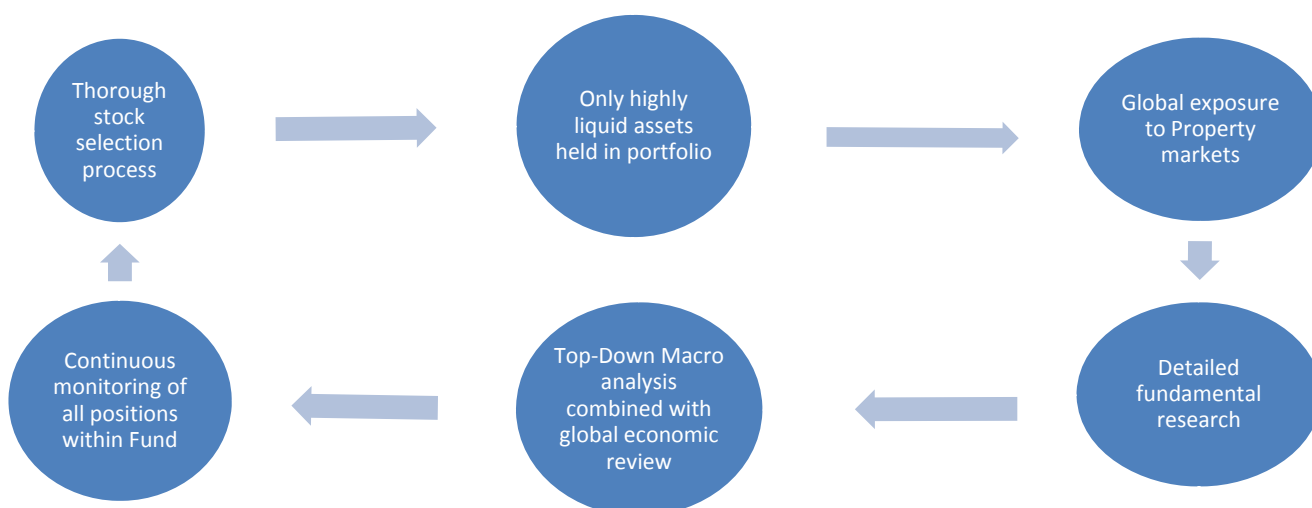
The Fund seeks to provide long term income and capital growth from investment in a diversified portfolio of property related investments including listed securities, residential, commercial construction and Real Estate Investment Trusts (REITs).

### Investment strategy

- ➔ The Managers combine top down thematic strategy with bottom up stock selection
- ➔ Technical analysis is used extensively to aid market timing
- ➔ Ability to invest across a broad range of securities targeted for value, growth and income
- ➔ Provides global exposure to highly liquid securities – no geographical restrictions in respect of chosen investments
- ➔ Screening process is conducted to cut down the number of companies to a top thirty before a closer analysis of fundamentals

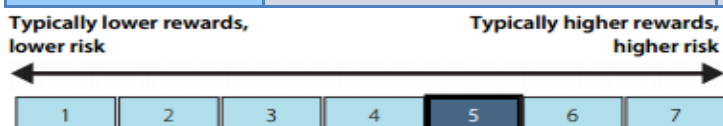
### Investment Process

- ➔ Highly Liquid – only tradable assets held within portfolio
- ➔ **NO** Multi-Asset / Multi-Manager approach
- ➔ Existing watch-list of 200 global property and development companies monitored on a daily basis
- ➔ Investment amongst property assets on a global perspective



## Risk & reward profile

Stock Holdings	Fundamental Research	Qualitative bottom up analysis and objectivity
<b>Diversification</b>	Sector / industry limit Position Limit	IA Property Sector / <b>NO</b> Multi-Manager process / Very Liquid 10%
<b>Methodology</b>	Cash Limit Strategy	10% Long only. No shorting or hedging of any property product
<b>Risk Management</b>	Independent verification  No Lock-in Period Bloomberg & Financial Express	All positions of Fund are constantly monitored by the compliance at Host Capital [ACD] as well as compliance team at Citibank International. Daily reporting & daily review of the Fund



*This Fund is classified in the Level 5 category. This is due to historical price movement of such investments.*

## Fund performance

	31/08/17 29/09/17	30/12/16 29/09/17	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	-1.41 %	5.42 %	-4.99 %	10.40 %	7.24 %	8.68 %

- Has a Morningstar 1 Star Rating and 4 crown FE rating
- Top quartile performance calendar year 2015\*
- Outperformed IA Property sector by 4.4% in 2015\*
- One of the longest running funds in the IA Property Sector\*

## Fund Managers



### Moritz Langlotz

Moritz graduated from the University of Westminster with a BA in 2007. Since then he has progressed from media marketing and B2B sales; Moritz joined Charteris in 2011 as a Sales & Marketing Executive in order to promote the range of Charteris' collective investment schemes. His role developed to include research and analysis, which lead him to take charge of the HC Charteris Property Fund and is part of the Investment Team

### 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 has 38 years experience 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, such as the Cadbury Schweppes Pension Fund alongside running several million pounds of private client portfolios and investment trusts.



## About Charteris

Charteris Treasury Portfolio Managers Ltd was established in 1984 as an investment management company. Charteris is authorised and regulated by the Financial Conduct Authority. (FCA number 114952)

The investment team has more than 200 years of experience of global financial markets

Company be found on the web and across social media

[www.charteris.co.uk](http://www.charteris.co.uk)



\* Source Financial Express

## Q & A

How is this Fund different from other property funds?

The *HC Charteris Property Fund* provides a unique blend of blue chip commercial and residential property stocks as a core approach, supplemented by satellite of global holdings providing income and value without sacrificing liquidity. The Fund does not invest in physical property keeping our charges comparatively low and taking advantage of favourably turbulent markets. Unlike other property funds on the market, we aim to avoid using other manager's funds, focusing on careful research to target listed stocks, while some more difficult to access markets are accessed through low cost high liquidity index funds. Our relative smaller size means we are able to move in the market quickly.

Why invest in this sector?

The property market provides diversification from more conventional investments while providing steady income and growth. Population pressures are helping to create very positive market conditions for the residential property market, while commercial property is benefiting from the global economic recovery supported by strong fundamentals

How do you divide research responsibilities in the team?

Research and monitoring is divided evenly throughout the team. Daily monitoring and maintenance of the ever growing watch list, as well as the day to day maintenance of the fund is undertaken by Mr Langlotz, while Mr Farrow's global macro view and charting techniques are employed for market timing as well as finding relative value in a crowded market. Mr Taylor's vast experience with balance sheet analysis provides a solid understanding of fundamentals. The Charteris team also harnesses various research portals and other detailed research material.

What type of investors would this fund appeal to?






A broad range of investors would find this fund useful in their portfolio's – primarily those looking for growth and diversification. Investors can therefore be sure that the underlying stock selection is based purely on the fundamentals of each company and potential upside. In this respect, investors gain exposure to a sector with great liquidity and companies with strong earnings that can produce an enhanced return on their investment.

What are the risks?

Like all equity funds, the value of this investment and the income from it can go down as well as up. Past performance should not be a guide to future performance as market conditions, political risk and interest rate movements can affect investor returns.



## Key Points

-  Invests only in liquid Property securities (or cash up to 10%)
-  Absolutely NO Multi-Asset / Multi-Manager approach
-  Seeks to provide a long term income and capital growth from a diversified portfolio of property related investments
-  Fully authorised UK ICVC with daily valuations and daily dealing
-  Suitable for regular savings, SIPPs, ISAs and JISAs

## Fund Details

**Launched:** June 2007  
**IA Sector:** UK Property Sector  
**Suitable for:** Regular savings, SIPPs, SSAS, ISA's & ISA transfers  
**Minimum Investment:** £1,000 (retail) / £100,000 (Institutional)  
**Initial Charge:** A Class: 0%  
**Initial Charge:** B & R Class: 5% initial  
**Annual Management Charge:** A Class: 0.75%  
**Annual Management Charge:** B & R Class: 1.5%  
**OCF:** A Class 5.28% / B & R Class 5.94% (as at 30<sup>th</sup> April 2017)  
**Dividend and payment dates:** December and June (semi-annual)

## Service providers

**Manager / Authorised Corporate Director :**  
Host Capital Ltd, PO Box 9142, Wimborne, BH21 9HQ

**Depository:** Citibank International PLC

**Dealing Line:** 01202 802 900

**Email:** [customerservice@investoras.co.uk](mailto:customerservice@investoras.co.uk)

## Fund Codes

A Accumulation Class  
**Bloomberg:** CFPROAA LN EQUITY  
**ISIN:** GB00B1VK6P28  
**SEDOL:** B1VK6P2

A Income Class  
**Bloomberg:** CFPROAI LN EQUITY  
**ISIN:** GB00B1VKSD43  
**SEDOL:** B1VKSD4

B Accumulation Class  
**Bloomberg:** EOPPRBA LN EQUITY  
**ISIN:** GB00B1VK7F94  
**SEDOL:** B1VK7F9

B Income Class  
**Bloomberg:** EOPPRBI LN EQUITY  
**ISIN:** GB00B1VK7821  
**SEDOL:** B1VK782

R Accumulation Class  
**Bloomberg:** CFPRORA LN EQUITY  
**ISIN:** GB00B1VK7W69  
**SEDOL:** B1VK7W6

R Income Class  
**Bloomberg:** CFPRORI LN EQUITY  
**ISIN:** GB00B1VK8126  
**SEDOL:** B1VK812

## Sales enquiries

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## Fund Manager

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Available on the following platforms

## Important Information

Past performance should not be as guide to future performance. All performance information is based on the Institutional 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 brochure 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 brochure 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 (if applicable). This brochure is issued by Charteris Treasury Portfolio Managers Ltd. The KIID and Prospectus are available from the ACD Host Capital Ltd at [www.hostcapital.com](http://www.hostcapital.com) or Charteris at [www.charteris.co.uk](http://www.charteris.co.uk).