



# MIFID Costs & Charges Information

This document provides you with costs and charges information about this fund. It is not marketing material. The information is required by law and you are advised to read it so you can make an informed decision about whether to invest.

## BCP PROPERTY VALUE ADD FUND (UNIT CLASS P)

COSTS AND CHARGES SUMMARY	UNIT CLASS P ANNUALISED COSTS AND CHARGES	
	LUMP SUM INVESTMENT €10,000 FOR 7 YEARS	
	%	€
Product/Financial Instrument Costs	5.90%	€590
Third Party Payments received by the Investment Firm	0.00%	€0
Investment Service Costs	1.62%	€162
<b>Total</b>	<b>7.52%</b>	<b>€752</b>

The example shows that a lump sum investment of €10,000 into the fund would have estimated average costs and fees of €752 p.a. over 7 years for Unit Class P. These costs and fees will differ depending on your investment term.

ITEMISATION OF COST AND CHARGE CATEGORIES - USING THE EXAMPLE OF A €10,000 LUMP SUM			UNIT CLASS P ANNUALISED CHARGES OVER A TERM OF 7 YEARS	
	Description		%	Costs
PRODUCT/FINANCIAL INSTRUMENT COSTS	One-Off Costs	Entry and Exit costs	0.29%	€29
	Ongoing Costs	Annual Management Charge and other fund expenses	4.37%	€437
	Transaction Costs	Costs incurred buying and selling underlying investments	1.24%	€124
	Incidental Costs	The impact of the performance fee	0.00%	€0
	<b>Total</b>		<b>5.90%</b>	<b>€590</b>
INVESTMENT SERVICE COSTS	One-Off Costs	Entry and Exit costs	0.37%	€37
	Ongoing Costs	Annual Charge	1.25%	€125
	Transaction Costs	Dealing fees in the Product/Financial Instrument	0.00%	€0
	Ancillary Costs	Costs related to ancillary services not included above	0.00%	€0
	Incidental Costs	The impact of the performance fee	0.00%	€0
<b>Total</b>		<b>1.62%</b>	<b>€162</b>	

## THE CUMULATIVE EFFECT OF COSTS ON RETURN

The total costs and charges deducted for each fund will have an impact on the investment return you might get. Whilst performance can't be guaranteed, we can give you examples of how the charges might affect what you get back.

€10,000 INVESTMENT IN THIS FUND WITH AN ASSUMED GROWTH RATE OF 11.0% PA AFTER 7 YEARS	CLASS P	
Amount to be invested	€10,000	<p>For Class P, without fees the performance you could have achieved would be 107.6% after 7 years; after fees the performance achieved is 27.1%. This equates to a reduction of -€8,056 on your investment return.</p> <p>The impact of charges and costs on your investment will vary depending on your investment term.</p>
What you might get back if there were no charges at all	€20,762	
What you might get back after charges	€12,706	
Cumulative Impact of Charges on your return €	-€8,056	
Cumulative Impact of Charges on your return %	-80.6%	