



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 C)

| COSTS AND CHARGES SUMMARY | UNIT CLASS C ANNUALISED COSTS AND CHARGES | |
|--|--|-------------|
| | LUMP SUM INVESTMENT €10,000 FOR 7 YEARS | |
| | % | € |
| Product/Financial Instrument Costs | 6.35% | €635 |
| Third Party Payments received by the Investment Firm | 0.00% | €0 |
| Investment Service Costs | 0.92% | €92 |
| Total | 7.27% | €727 |

The example shows that a lump sum investment of €10,000 into the fund would have estimated average costs and fees of €727 p.a. over 7 years for Unit Class C. 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 C ANNUALISED CHARGES OVER A TERM OF 7 YEARS | |
|---|-------------------|--|--|-------------|
| | Description | | % | Costs |
| PRODUCT/FINANCIAL INSTRUMENT COSTS | One-Off Costs | Entry and Exit costs | 0.30% | €30 |
| | 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 | 0.44% | €44 |
| | Total | | 6.35% | €635 |
| INVESTMENT SERVICE COSTS | One-Off Costs | Entry and Exit costs | 0.67% | €67 |
| | Ongoing Costs | Annual Charge | 0.25% | €25 |
| | 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 |
| | Total | | 0.92% | €92 |

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 C | |
|--|---------|---|
| Amount to be invested | €10,000 | For Class C, without fees the performance you could have achieved would be 107.6% after 7 years; after fees the performance achieved is 29.2%. This equates to a reduction of -€7,839 on your investment return. The impact of charges and costs on your investment will vary depending on your investment term. |
| What you might get back if there were no charges at all | €20,762 | |
| What you might get back after charges | €12,922 | |
| Cumulative Impact of Charges on your return € | -€7,839 | |
| Cumulative Impact of Charges on your return % | -78.4% | |