

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 (A Class & B Class Units)

Costs and Charges Summary	A Class Units Annualised Costs and Charges		B Class Units Annualised Costs and Charges	
	Lump Sum Investment €10,000 for 7 Years		Lump Sum Investment €10,000 for 7 Years	
	%	€	%	€
Product/Financial Instrument Costs	5.24%	€524	5.28%	€528
Third Party Payments received by the Investment Firm	0.00%	€0	0.00%	€0
Investment Service Costs	1.70%	€170	1.21%	€121
Total	6.94%	€694	6.49%	€649

The example shows that a lump sum investment of €10,000 into the fund would have estimated average costs and fees of €694 p.a. over 7 years for A Class Units (€649 p.a. for B Class Units). These costs and fees will differ depending on your investment term.

Itemisation of Costs and Charges Categories - using the example of a €10,000 lump sum			A Class Units Annualised Charges over a term of 7 Years		B Class Units Annualised Charges over a term of 7 Years	
			Lump Sum Investment €10,000 for 7 Years		Lump Sum Investment €10,000 for 7 Years	
	Description		%	Costs	%	Costs
Product/Financial Instrument Costs	One-Off Costs	Property Disposal Costs	0.31%	€31	0.31%	€31
	Ongoing Costs	Cost of management, distribution, administration, custody, and costs associated with leveraged property assets including debt interest costs	2.93%	€293	2.93%	€293
	Transaction Costs	Costs incurred buying and selling underlying investments including stamp duty and legal fees	1.75%	€175	1.75%	€175
	Incidental Costs	The impact of the performance fee (if incurred)	0.25%	€25	0.29%	€29
	Total		5.24%	€524	5.28%	€528
Investment Service Costs	One-Off Costs	Upfront Sales Charge plus Exit Fee	0.70%	€70	0.71%	€71
	Ongoing Costs	Annual Management Charge	1.00%	€100	0.50%	€50
	Transaction Costs	Dealing fees in the Product/Financial Instrument	0.00%	€0	0.00%	€0
	Ancillary Costs	Costs related to ancillary services not included above	0.00%	€0	0.00%	€0
	Incidental Costs	The impact of the performance fee	0.00%	€0	0.00%	€0
	Total		1.70%	€170	1.21%	€121

The Cumulative Effect of Costs and Charges 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 11.00% (before costs & charges) after 7 Years	A Class	B Class
Amount to be invested	€10,000	€10,000
What you might get back if there were no costs and charges at all	€20,762	€20,762
What you might get back after costs and charges	€13,213	€13,618