



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	ANNUALISED (UNIT CLASS C ANNUALISED COSTS AND CHARGES LUMP SUM INVESTMENT €10,000 FOR 7 YEARS	
	LUMP SU		
	%	€	
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 \leq 10,000 into the fund would have estimated average costs and fees of \leq 727 p.a. over 7 years for Unit Class C. These costs and fees will differ depending on your investment term.

One-Off Costs Entry and Exit costs 0.30% €30 Ongoing Costs Annual Management Charge and other fund expenses 4.37% €433 Transaction Costs Costs incurred buying and selling underlying investments 1.24% €124 Incidental Costs The impact of the performance fee 0.44% €44		EMISATION OF COST AND CHARGE CATEGORIES – USING THE EXAMPLE OF A €10,000 LUMP SUM		UNIT CL		
One-Off Costs Entry and Exit costs 0.30% €30 Ongoing Costs Annual Management Charge and other fund expenses 4.37% €433 Transaction Costs Costs incurred buying and selling underlying investments 1.24% €124 Total 6.35% €633 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 Incidental Costs The impact of the performance fee 0.00% €0 Incidental Costs The impact of the performance fee 0.00% €0	ITEM					
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Incidental Costs The impact of the performance fee 0.44% €44 Total 6.35% €639 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 Incidental Costs The impact of the performance fee 0.00% €0	NTCO	Ongoing Costs	Annual Management Charge and other fund expenses	4.37%	€437	
Total 6.35% €63! 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	RUME	Transaction Costs	Costs incurred buying and selling underlying investments	1.24%	€124	
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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		6.35%	€635	
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		One-Off Costs	Entry and Exit costs	0.67%	€67	
Ancillary Costs Costs related to ancillary services not included above 0.00% €0 Incidental Costs The impact of the performance fee 0.00% €0	STS	Ongoing Costs	Annual Charge	0.25%	€25	
Incidental Costs The impact of the performance fee 0.00% €0	ICE CO	Transaction Costs	Dealing fees in the Product/Financial Instrument	0.00%	€0	
	SERV	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
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%

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.

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