



# 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 (P CLASS UNITS)

| COSTS AND CHARGES SUMMARY                            | P CLASS UNITS<br>ANNUALISED COSTS AND CHARGES |             |
|--|---|-------------|
|  | LUMP SUM INVESTMENT<br>€10,000 FOR 7 YEARS    |             |
|  | %   | €           |
| Product/Financial Instrument Costs                   | 6.45%   | €645        |
| Third Party Payments received by the Investment Firm | 0.00%   | €0          |
| Investment Service Costs                             | 2.81%   | €281        |
| <b>Total</b>   | <b>9.26%</b>                                  | <b>€926</b> |

The example shows that a lump sum investment of €10,000 into the fund would have estimated average costs and fees of €926 p.a. over 7 years for P Class Units. These costs and fees will differ depending on your investment term.

| ITEMISATION OF COSTS AND CHARGES CATEGORIES -<br>USING THE EXAMPLE OF A €10,000 LUMP SUM |                   |  | P CLASS UNITS ANNUALISED CHARGES<br>OVER A TERM OF 7 YEARS |             |
|--|-------------------|--|--|-------------|
|  | Description       |  | %  | Costs       |
| PRODUCT/FINANCIAL<br>INSTRUMENT COSTS  | One-Off Costs     | Property Disposal Costs  | 0.31%  | €31         |
|  | Ongoing Costs     | Cost of management, distribution, administration, custody, and costs associated with leveraged property assets including debt interest costs | 4.95%  | €495        |
|  | Transaction Costs | Costs incurred buying and selling underlying investments including stamp duty and legal fees   | 1.18%  | €118        |
|  | Incidental Costs  | The impact of the performance fee (if incurred)  | 0.00%  | €0.00       |
|  | <b>Total</b>      |  | <b>6.45%</b>   | <b>€645</b> |
| INVESTMENT<br>SERVICE COSTS  | One-Off Costs     | Upfront Sales Charge plus Exit Fee   | 1.81%  | €181        |
|  | Ongoing Costs     | Annual Management Charge   | 1.00%  | €100        |
|  | 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>2.81%</b>   | <b>€281</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 11.00%<br>(BEFORE COSTS & CHARGES) AFTER 7 YEARS | P CLASS UNITS |
|---|---------------|
| Amount to be invested   | €10,000       |
| What you might get back if there were no costs and charges at all   | €20,762       |
| What you might get back after costs and charges   | €11,285       |