



McInroy & Wood

PERSONAL INVESTMENT MANAGERS

KEY INVESTOR INFORMATION

This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and risks of investing in this Fund.

You are advised to read it so that you can make an informed decision about whether to invest.

McInroy & Wood Balanced Fund Personal Unit Class

This Fund is a UK authorised unit trust managed by McInroy & Wood Portfolios Limited ("the Manager").

Objectives & Investment Policy

The investment objective of the Balanced Fund is to maximise the total return to unitholders, by preserving and growing the real value of investors' capital and income, placing an equal emphasis on the generation of income and on capital growth. Total return is defined as capital appreciation, if any, plus income received, and does not imply that a positive return will be consistently achieved over this or any other time period. Real value is defined as the value of capital and income after adjusting for the impact of inflation. The UK Retail Prices Index is the measure of inflation used by the Manager. The investment should be held for a minimum period of 3 years. Recommendation: this fund may not be appropriate for investors who plan to withdraw their money within this time period. Investors should be aware that their capital is at risk.

The Fund has discretion to invest in quoted securities and fixed-interest bonds in any geographical area and economic sector. The Fund can invest more than 35% of the scheme property in government and other public securities. This is restricted to bonds or other securities issued by the Governments of the United Kingdom or the United States of America.

Essential Features of the Fund

- Units can be bought and sold on every business day (ex bank holidays) on a forward price basis. The unit price is based on the value of the underlying net assets at 12.00 midday ("the Valuation Point").
- Income from the Fund may be distributed or added to the value of your investment.
- No interest will be earned by you in the event that cash is held on your behalf.
- Further details can be found at www.McInroy-Wood.co.uk/our-funds

Risk & Reward Profile

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Lower risk

Typically lower rewards

Higher risk

Typically higher rewards

- This indicator is a measure of the fund's volatility. The lowest number on the scale does not mean that a fund is risk free.
- The fund's classification reflects the nature of its underlying investments and how much the fund's price has risen and fallen in the past and therefore how much its returns have varied, which include the risks noted below.
- This indicator is based on historical data. It should not be used as an indicator of the fund's future risk profile. The risk and reward profile shown is not guaranteed to remain the same and may shift over time.
- The Fund has no capital guarantees: the value of units, and the income from them, may go down as well as up and as such you may get back less than you put in.
- Changes in the rates of currency exchange may cause the value of units to fluctuate.
- Fixed-interest securities are affected by trends in interest rates & inflation. If interest rates go up then the value of capital may fall and vice versa. Inflation may also decrease the real value of capital. The value of a fixed-interest security is also affected by its credit rating.
- Investment in emerging markets can be subject to risks not normally associated with developed markets and vice versa.
- More information about risk may be found in the Full Prospectus under "Risk Warnings".

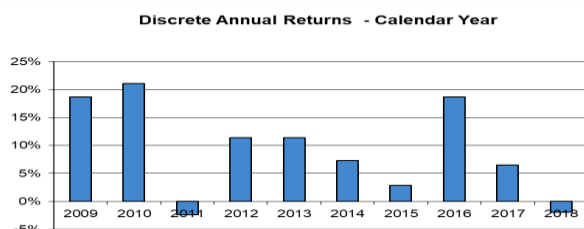
Charges

The charges you pay are used for the cost of running the Fund. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	None
Exit charge	None
Charges taken from the Fund over the year	
Ongoing charges	1.147%
Charges taken from the Fund under specific conditions	
Performance Fee	None

- The ongoing charges figure (which includes the annual management charge) is based on expenses for the 6 month period to 31st August 2019. This figure may vary from year to year. It excludes portfolio transaction costs.
- The annual management charge is deducted from capital rather than income. Future capital growth may be constrained as a result.
- More information on charges can be found in the Prospectus within the “Charges” Section.

Past Performance (Legacy Class Units to 31st December 2012)



Source: McInroy & Wood

- Past performance is not a guide to future performance.
- The past performance on the chart opposite is net of tax and all charges.
- The Fund was launched in January 1990.
- Performance has been calculated in pounds sterling.
- You can assess how well the fund has performed by referring to the UK Retail Price Index (RPI) over the same period

Practical Information

Documents	Electronic copies of the Prospectus and the latest annual and half-yearly fund reports may be obtained free of charge, in English, from the Manager's website www.mcinroy-wood.co.uk/our-funds You can also receive a free copy of the Manager's Report and Accounts every six months upon request.
Fund information	<ul style="list-style-type: none">• The latest unit prices and net yields are published daily on the Manager's website www.mcinroy-wood.co.uk• The Trustee is The Bank of New York Mellon (International) Limited.
Remuneration	<ul style="list-style-type: none">• Details of our remuneration policy are available via our website https://www.mcinroy-wood.co.uk/footer-pages/important-disclosures• The details include a description of how remuneration and benefits are calculated, and, the identities of persons responsible for awarding the remuneration and benefits.• A paper copy of the website information will be made available free of charge upon request.
Tax	<ul style="list-style-type: none">• Please note that UK tax legislation may have an impact on your personal tax position.• Authorised unit trusts are exempt from UK corporation tax on realised capital gains within the portfolio.

The Manager is not authorised to give advice and no part of this information should be construed as advice.

McInroy & Wood Portfolios Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Fund Prospectus.

This Fund is authorised in the UK and regulated by the Financial Conduct Authority (FCA), 25 The North Colonnade, Canary Wharf, London E14 5HS. McInroy & Wood Portfolios Limited is authorised in the UK and regulated by the FCA.

This Key Investor Information is accurate as at 10th October 2019.