Non-UCITS retail scheme 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 the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

HC Verbatim Portfolio 7 Fund ('the Fund') Class B Accumulation Shares

ISIN: GB00B3PVM139, a sub fund of HC Verbatim Funds. Host Capital Limited is the Authorised Corporate Director of the Company.

Objectives and investment policy

Objective:

The Fund will use a broadly growth investment strategy with the aim of achieving capital growth over the medium to longer term.

Investment policy:

The Fund will seek to achieve its objective through investment in collective investment schemes (regulated and unregulated) as well as directly held transferable securities, (including exchange traded notes), derivatives, cash, deposits, (including certificates of deposit), warrants and money market instruments. Investment may be made globally but foreign currency exposure through non UK investments may be hedged back into Sterling.

The Fund may also gain exposure (directly and indirectly) to alternatives, including but not limited to, property, commodities, hedge funds, private equity, infrastructure and loans, through investment in collective investment schemes and transferable securities.

Use may also be made of stock lending, borrowing, cash holdings and derivatives. It is intended that derivatives will be used for investment purposes as well as for efficient portfolio management but the ACD does not anticipate that such use of derivatives will have any significant adverse effect on the risk profile of the Fund.

Other information:

Any income the Fund generates in respect of your investment is rolled up and included in the value of your shares.

Recommendation: Investment in the Fund should be regarded as long-term, which is upwards of three to five years.

You can buy or sell shares in the Fund on each UK business day.

For full investment objectives and policy information please refer to the prospectus.

Risk and reward profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table below shows the Fund's ranking on the Risk and Reward Indicator.

Typically lower rewards, lower risk — **Typically higher rewards, higher risk**



This Fund is ranked at 4 because funds of this type have experienced average rises and falls in value in the past. Please note that even the lowest risk class can lose you money and that extreme market circumstances can mean you suffer severe losses in all cases. Please note the Fund's risk category may change in the future. The indicator does not take into account the following risks of investing in this Fund:

Where the Fund makes investments in assets that are not denominated in GBP, changes in the exchange rates will affect the value of your investment. The Fund could lose money if an entity with which it interacts become unwilling or unable to meet its obligations to the Fund.

As an investor of another collective investment scheme, the Fund will bear, along with the other investors, its portion of the expenses of the other collective investment scheme, including management, performance and/or other fees. These fees will be in addition to the management fees and other expenses which a Fund bears directly with its own operations.

The Fund may invest in Exchange Traded Funds which represent a basket of securities that are traded on an exchange and may not necessarily trade at the net asset value of their underlying holdings. As a result, they may trade at a price that is above or below the value of the underlying portfolio.

Where the Fund invests in derivatives and forward transactions in the pursuit of the Fund's objective, the net asset value of the Fund may at times be volatile (in the absence of compensating investment techniques). However, it is the ACD's intention that the Fund will not have volatility over and above the general market volatility of the markets of the underlying investments and that the use of derivatives and forward transactions in the pursuit of the objective will not cause the risk profile to change.

The Fund is classed as a NURS and can have wider investment and borrowing powers than a UCITS scheme with higher investment limits in various areas. It can also invest to a greater extent in areas such as property and unregulated schemes and have the option to borrow on a permanent basis. Such additional powers can increase potential reward, but may also increase risk.

For further risk information please see the Risk Factors section of the prospectus.

Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	5.00%
Exit charge	0.00%

These are the maximum charges that we might take out of your money before it is invested and before we pay out the sale proceeds of your investment. In some cases, you might pay less and you should speak to your financial adviser about this.

Charges taken from the Fund over a year	
Ongoing charges	1.43%

Charges taken from the Fund under specific conditions	
Performance fee	NONE

Switching charge (for switching into the Fund from another fund) 0.00%.

For the ongoing charge, the figure is calculated as at 31/12/2017.

Switching charge for switching between the Fund's share classes is discretionary. For details please see "Buying, redeeming, converting and switching shares" section of the prospectus.

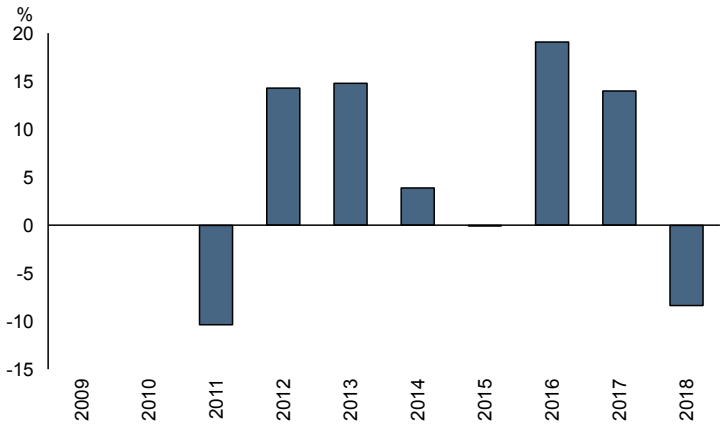
The entry charge is referred to as the initial charge in the Fund's prospectus.

For more information about charges, please see the Fees and expenses sections of the Fund's prospectus, which is available at www.hostcapital.com.

The Authorised Corporate Director may waive or discount any initial or switching charge at its discretion.

Where the Company buys or sells underlying investments in response to a request for the issue or redemption of shares, it will generally incur a cost. This effect is referred to as "dilution". You may be charged a "dilution levy" to be added to the issue price or deducted from the redemption price of shares as appropriate. The dilution levy will normally be up to 0.5% if a sale or purchase has a gross value equal to or exceeding 5% of the total Fund value.

Past performance



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Fund			-10.4	14.3	14.8	3.9	-0.1	19.1	14.0	-8.4

Source: FE 2019

You should be aware that past performance is not a guide to future performance.

Fund launch date: 16/02/2010.

Share/unit class launch date: 16/02/2010.

Performance is calculated in GBP.

Practical information

The Depositary of the Fund is CACEIS Bank, UK Branch.

You can obtain further detailed information regarding the Fund and the OEIC, its prospectus, its latest annual reports and any subsequent half yearly reports free of charge from the Authorised Corporate Director by calling 0207 290 9490 or visiting www.hostcapital.com and also by request in writing to Host Capital Limited, 73 New Bond Street, London, W1S 1RS. Details of the Fund's remuneration policy (including a description of how remuneration and benefits are calculated and the composition of the remuneration committee) are available at http://www.hostcapital.com/documents/Contact-pageRemuneration-Policy.pdf or by requesting a paper copy free of charge (see above for contact details).

This document describes only one share class, B Accumulation Shares of the Fund. You can exchange your shares for shares of other funds of the company as and when available. Information as to how to exercise the right is in the "Switching between classes / between Funds" section of the prospectus.

You can check the latest prices by calling 0800 024 2400 or visiting our website www.hostcapital.com.

The Fund is subject to the tax laws of the United Kingdom. Depending on your own country of residence, this might have an impact on your investment.

Host Capital 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 prospectus for the Fund.