# 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.

MGTS

# Blenheim Diversified Property Fund R Inc (GB00BNDQ9864)

The Sub-fund is managed by Margetts Fund Management Limited.

## Objective and Investment Policy

### Investment Objective

The objective of the Sub-fund is to provide capital growth over any 7 year period and to provide income.

### How will the objective be achieved?

A minimum of 70% of the portfolio will be invested in collective investment schemes to provide diversified exposure to property. This will include investments that are linked to property as well as investments that hold direct property (known as bricks and mortor investment). The maximum exposure to collective investment schemes that invest directly in property will be 50% (defined as having more than 70% of their assets directly in immovable properties).

The Sub-fund may also invest directly (maximum of 30%) in shares, bonds, cash, near cash instruments, investment trusts, real estate investment trusts (REITs) and structured products which may embed derivatives.

### Management Style

The Sub-fund is actively managed, meaning that the manager selects investments, rather than tracking a stock exchange or index.

### Derivative Use

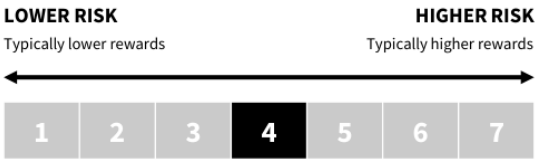
The use of derivatives and/or hedging transactions are permitted in connection with the efficient portfolio management (EPM - managing the Sub-fund in a way that is designed to reduce risk or cost and/or generate extra income or growth or both). The scheme may hold assets which embed derivatives that are used for investment purposes and efficient portfolio management, although this would not materially affect the risk exposure of the scheme.

### General

Shares in the Sub-fund can be bought and sold daily (every Business Day of the Sub-fund). If you invest in income shares, income from investments in the Sub-fund will be paid out to you. If you invest in accumulation shares, income will be retained in the value of your shares.

Recommendation: this Sub-fund may not be appropriate for investors who plan to withdraw their money within 7 years.

## Risk and Reward Profile




The risk and reward score is not guaranteed and may change over time. The lowest category does not mean risk free.

The Sub-fund is in this category due to the nature of its investments and previous levels of volatility (how much the value of the Sub-fund rises and falls). The risk and reward score is based on past performance and calculated in accordance with European legislation. It may not be a reliable indication of the future risk profile.

The following risk factors are relevant to the overall risk profile of the Sub-fund. A full description of risk warnings is provided in the prospectus, which is available on our website, or by requesting a copy.

Investments in property carries specific risks due to the inherently illiquid nature of property investment. There may be times when it is harder to sell, or the valuation of properties becomes uncertain, meaning that redemption requests or receiving proceeds from redemptions could be delayed. Investors should be aware of property risks, defined in the prospectus, and the ACD's rights for "Deferred Redemption" and "Suspension of Dealings" which might affect the right to redeem.

Exposure to currencies other than the base currency is subject to currency fluctuations which could add to the rise and fall in value of investments.

Exposure to various asset classes may include some assets that are considered to carry more risk. This means that the rise and fall in value could be greater than for lower risk investments, or that they may take longer to sell. In addition, the way in which these assets interact with each other may change through time causing higher or lower fluctuations of value.

Investments in collective investment schemes may provide a higher level of diversification but may also increase costs. The underlying collective investment schemes may also experience operational or credit issues which could impact liquidity (the ability to sell) or capital value.

The objective, policy and strategy set out above should align with the objectives of the investors and their minimum timeframe for investment.

## Charges

The charges you pay are used to pay the costs of running the Sub-fund, including the costs of marketing and distribution. These charges reduce the potential growth of your investment.

| One-off charges taken before or after you invest | |
|---|---|
| Entry Charge | 0.00% |
| Exit Charge | 0.00% |

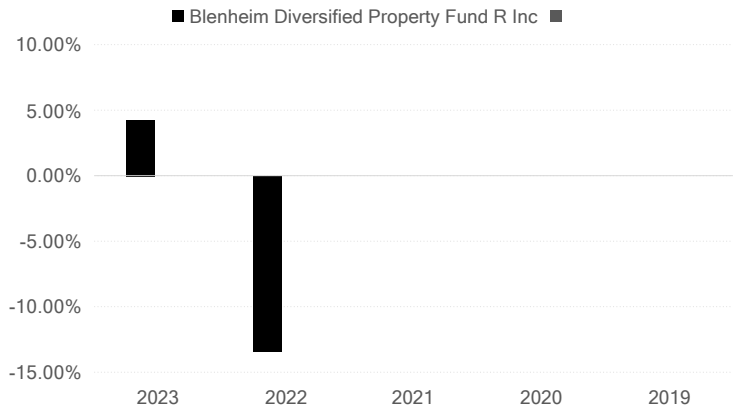
| Charges taken from the Sub-fund over a year | |
|---|---|
| Ongoing Charges | 1.47% |
| Performance Fee | 0.00% |

The entry and exit charges shown are the maximum figures. In some cases you might pay less – you can find this out from your financial adviser.

The ongoing charges figure is based on the last year's expenses (or reasonable estimate where Sub-fund has not been operating for a full calendar year), for the year to 31 May 2023 and this figure may vary, year to year. It excludes portfolio transaction costs.

For further details on the calculation of the charges please refer to the Sub-fund's prospectus.

## Past Performance




Past performance is not a reliable guide to future performance.

The past performance shown here takes account of all charges and costs except entry and exit charges and it is inclusive of net reinvested income.

The Sub-fund was launched on 11 Jan 2021.

The share class was launched on 11 Jan 2021.

The performance is calculated in pounds sterling.

## Practical Information

The Depositary is The Bank of New York Mellon (International) Limited.

The Prospectus and latest annual and semi-annual reports, in English, along with the most recent prices, literature and further Sub-fund information is available on-line at www.mgtsfunds.com.

This is a Sub-fund of the The Blenheim Fund. The Sub-funds are segregated by law and investors should view each Sub-fund as a separate investment entity meaning the liabilities of one Sub-fund do not count as liabilities of another Sub-fund.

The Sub-funds including this one are: Blenheim Diversified Property Fund, Blenheim Diversified Alternatives Fund, Blenheim Diversified Fixed Income Fund, Blenheim Ethical Growth Fund, Blenheim Ethical Opportunities Fund, Blenheim Overseas Equity Fund, Blenheim UK Equity Fund. It is possible to switch between Sub-funds on the same terms as an initial investment. Further information about dealing and switching to other share classes of this Sub-fund or other Sub-funds in this OEIC may be obtained by visiting www.mgtsfunds.com or found in the Company's prospectus.

The share classes available including this Sub-fund are: R Inc, B Acc, B Inc, R Acc.

The Sub-fund is subject to tax laws and regulations in the UK. This may have an impact on your personal tax position. For further details please speak to your tax adviser.

The Remuneration Policy and, where required by the Financial Conduct Authority, how benefits are calculated and details of the Remuneration Committee can be found on our website: www.margetts.com. A paper copy of this is available free of charge upon request.

The Sub-fund does not engage in securities financing transactions or loan securities or commodities to third parties.

This Sub-fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Margetts Fund Management Ltd is authorised in the UK and regulated by the Financial Conduct Authority.

This key investor information is accurate as at 08 Feb 2024.