

BMO UK Property Fund

Share Class 2 Inc

May 2019 - all data as of 30/04/2019 unless otherwise stated

Fund objective: The Fund aims to maximise return combining capital and income.

Fund launch date:	28 Jun 2010
Fund manager(s):	Guy Glover
Fund type:	PAIF
Sector:	IA Property
Benchmark:	IPD UK PPF All Balanced Funds
Fund currency:	GBP
Fund size:	£523.1m
Share price:	112.90
Historic yield:	2.80%

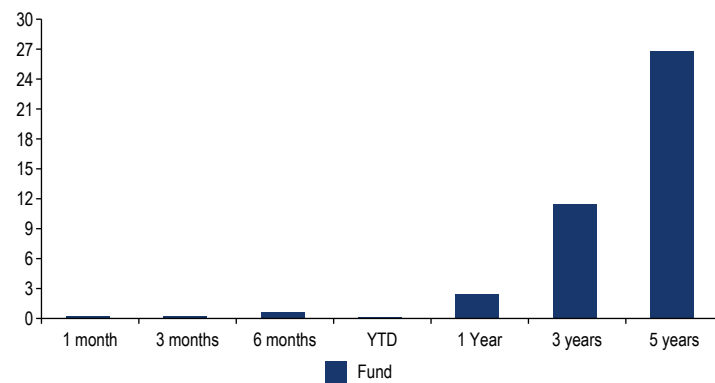
Initial charge:	0.00%
Ongoing charge:	0.83%
Ann. Mgmt fee:	0.75%
Ann. Return 5 Years:	4.86%
Price frequency:	Daily
Distribution policy:	Bi-annually
Payment date(s):	30 Apr, 31 Oct
Share currency:	GBP
XD Dates:	1 Mar, 1 Sep

Year end:	28 Feb
ISIN:	GB00B6449M48
Sedol:	B6449M4
FATCA:	AXLE4V.0000.SP.826
Administrator:	DST Financial Services Europe Ltd
Tel:	0800 085 0383
Email:	sales.support@bmogam.com

Cash breakdown (%)

Cash	18.4
Cash allocated for investment	0.0
Net Cash	18.4

Fund performance (%)



Cumulative performance as at 30.04.2019 (%)

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	0.27	0.29	0.64	0.12	2.47	11.45	26.80

Discrete performance as at 30.04.2019 (%)

	2015	2016	2017	2018	2019
Fund	7.17	6.16	2.67	5.93	2.47

The discrete performance periods are to the end of the respective month each year.

Source: BMO Global Asset Management, Lipper

Performance data is in GBP terms. Investors should be aware that past performance should not be considered a guide to future performance. All fund performance data is net of management fees.

Risk warning

The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of property-related securities and directly held property reflect the opinion of valuers and are likely to be revised. These assets can also be illiquid and significant or persistent redemptions may require the manager to sell properties at a lower market value adversely affecting the value of your investment. Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 20% of the strategy's assets may be held as cash deposits. In exceptional circumstances, the level of cash held by the strategy may be significantly higher. This may have an adverse impact on the performance of the fund and its distributable income until the excess cash is invested in property assets.

Top holdings (%)

Leeds, Minerva, 29 East Parade	5.0
Bath, Cambridge House, Henry Street	4.8
Hatfield, Royal Mail, Hatfield Business Park	4.0
Coventry, 5100 Cross Point Business Park	4.0
South Ruislip, 428A & 428B Victoria Road	3.8
Romford, Matalan Retail Unit, North Street	3.5
Bournemouth, Ringwood Road Retail Park	3.1
Milton Keynes, Audi, Northfield Drive	2.8
London E6, Porsche, Gallions Park	2.7
Birmingham, Apollo, Advanced Manufacturing Hub	2.7

Sector allocation (%)

Industrial	34.3
Offices	30.4
Retail Warehouse	17.4
Car Showrooms / Hotel	8.7
Standard Retails	6.2
Leisure	3.0

Regional allocation (%)

South East	21.6
South West	18.3
Greater London	16.1
West Midlands	12.9
Eastern	10.3
York / Humber	8.4
Scotland	4.9
North West	4.2
East Midlands	3.3

Other share class information

Share class	Minimum investment	Initial charge	Ongoing charge	ISIN
1 Acc	£1,000	5.00%	1.58%	GB00B6118210
1 Inc	£1,000	5.00%	1.58%	GB00B620FM64
2 Acc	£500,000	0.00%	0.83%	GB00B830G150
2 Inc	£250,000	0.00%	0.83%	GB00B6449M48

Other share class performance as at 30.04.2019

Share class	1 month	3 months	6 months	YTD	1 year	3 years	5 years
1 Acc	0.07	0.00	0.36	-0.07	1.95	9.90	22.61
1 Inc	0.18	0.01	0.36	-0.08	1.89	9.52	21.57
2 Acc	0.16	0.20	0.63	0.12	2.56	11.89	27.44

Net dividend distributions per share class

	2015	2016	2017	2018	2019
1 Acc	2.90	1.71	3.08	2.95	2.97
1 Inc	1.87	2.88	2.71	2.44	1.21
2 Acc	1.85	1.06	1.98	1.94	1.96
2 Inc	3.20	3.51	3.32	3.07	1.53

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