

## 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.

### Ignis UK Property Fund A Acc (The 'Fund')

Class A Units, Accumulation, GBP ISIN: GB00B053C414.  
Ignis Fund Managers Limited is the Manager of the Fund.

#### Objectives and investment policy

To provide income and capital growth by investing predominantly in UK real commercial property.

The Fund may also invest in other property related assets including shares, bonds and other property funds. The Fund may also invest in cash, short term government bonds as well as gilts.

Any income the Fund generates will be reinvested to grow the value of your investment. You can buy and sell units on any working day in London.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

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

#### Risk and reward profile

The value of units and the income from them can go down as well as up and is not guaranteed. You may not get back the full amount invested.

Please note the following specific risks of investing in this Fund:

- Property investments can take significantly longer to buy and sell than other investments, such as bonds and company shares. If properties have to be sold quickly this could result in lower prices being obtained for them.
- Property values can go up and down. In extreme market conditions property values can move significantly. There is no guarantee that property values, or rental values from them, will increase.
- Property valuations are determined by independent property experts whose opinion is based on comparable market transactions and other market evidence.
- Because this fund invests mainly in property, it is particularly vulnerable to market sentiment towards the property sector when compared to funds that spread risk by investing in a range of assets.
- The Fund's income stream is not guaranteed and can be affected by vacant properties or tenants of properties defaulting on rental payments.
- Due to higher costs associated with buying and selling property compared to bonds or shares, there may be a greater difference between the price at which you buy and sell units.

## 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	5.25%
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	1.52%

Charges taken from the Fund under specific conditions	
Performance fee	NONE

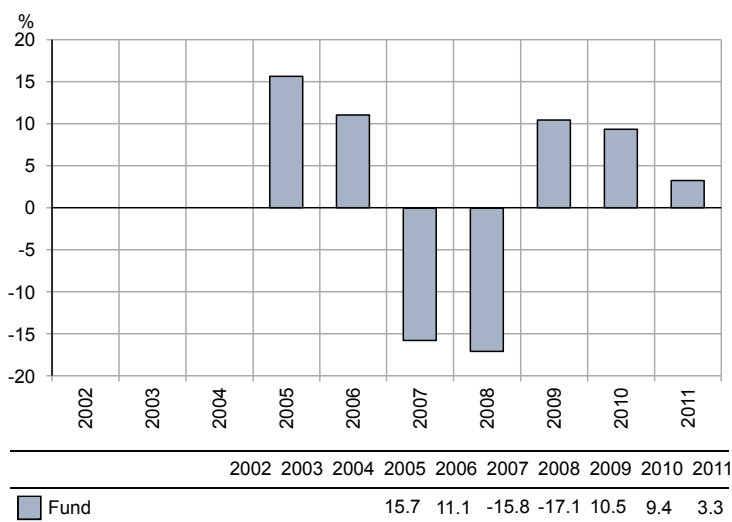
- Switching charge (for switching into the Fund from another fund) 0.00%.

The ongoing charges figure is based on the last year's expenses for the year ending 2011 and may vary from year to year. It excludes the costs of buying or selling assets for the Fund (unless these assets are shares of another fund).

We collect the Fund's management charges from capital. This reduces capital growth prospects and may erode capital.

For more information about charges please see the Fund's prospectus.

## Past Performance



- You should be aware that past performance is not a guide to future performance.
- The Fund was launched on 22/12/2004.
- The share/unit class was launched on 22/12/2004.
- Performance is calculated in GBP.

## Practical information

- The Trustee of the Fund is Citibank International plc.
- Further detailed information regarding the Fund, its Prospectus, its latest annual report and any subsequent half-yearly reports (including information on how to switch, buy and sell units of the Fund and other unit classes available), is available free of charge from the Investment Manager. You can also obtain these documents by calling 0800 317 749. The documents are available in English only.
- The current prices of units in the Fund may be found on our website, [www.ignisasset.com](http://www.ignisasset.com). Other practical information may be obtained by calling 0800 317 749.
- This document describes only one unit class, A units, GBP, accumulation units of the Fund. You may obtain information on other unit classes of the Fund which are available by calling 0800 317 749.
- The tax legislation of the United Kingdom may have an impact on your personal tax position.