

Effective Annual Cost

The Effective Annual Cost (EAC) is a measure which has been introduced to allow you to compare the cost you incur when you invest in different financial products. It is expressed as a percentage of your investment amount. The EAC is made up of 4 charges, which are added together, as shown in the tables below. Some of the charges may vary, depending on your investment period. The EAC calculation assumes that an investor terminates his or her investment in the financial product at the end of the relevant periods shown in the tables:

IFM Balanced Value Fund of Funds				
Charges	1 Year	3 Years	5 Years	10 Years
Investment Management ¹	3.35%	3.35%	3.35%	3.35%
Advice ²	0.00%	0.00%	0.00%	0.00%
Administration ³	0.00%	0.00%	0.00%	0.00%
Other	0.00%	0.00%	0.00%	0.00%
Effective Annual Cost	3.35%	3.35%	3.35%	3.35%

IFM Flexible Fund*				
Charges	1 Year	3 Years	5 Years	10 Years
Investment Management ¹	0.46%	0.46%	0.46%	0.46%
Advice ²	0.00%	0.00%	0.00%	0.00%
Administration ³	0.00%	0.00%	0.00%	0.00%
Other	0.00%	0.00%	0.00%	0.00%
Effective Annual Cost	0.46%	0.46%	0.46%	0.46%

IFM Growth Fund*				
Charges	1 Year	3 Years	5 Years	10 Years
Investment Management ¹	0.86%	0.86%	0.86%	0.86%
Advice ²	0.00%	0.00%	0.00%	0.00%
Administration ³	0.00%	0.00%	0.00%	0.00%
Other	0.00%	0.00%	0.00%	0.00%
Effective Annual Cost	0.86%	0.86%	0.86%	0.86%

IFM Moderate Fund*				
Charges	1 Year	3 Years	5 Years	10 Years
Investment Management ¹	0.86%	0.86%	0.86%	0.86%
Advice ²	0.00%	0.00%	0.00%	0.00%
Administration ³	0.00%	0.00%	0.00%	0.00%
Other	0.00%	0.00%	0.00%	0.00%
Effective Annual Cost	0.86%	0.86%	0.86%	0.86%

¹The Investment Management Fee represents the current 'Total Cost' and is made up of the fund's TER and all transaction costs. The percentages reported are forecasted based on information available and are expected to change based on changing transaction costs. IFM do not charge an upfront Investment Management fee.

²IFM only accept 'Direct' business. Should you wish to make use of a Financial Advisor, this can be arranged.

³All administration charges are included in the 'Investment Management' cost. No additional administration charges apply.

Additional Notes:

All calculations include value-added tax (VAT) at the prevailing rate of 15%, where applicable.

*Funds only available to institutional investors