

Investment Trust

Key Information
Documents (KIDs)



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Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

BMO Capital and Income Investment Trust PLC

ISIN Code GB0003463287. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

This product is a closed-end Investment Company incorporated in England and listed on the London Stock Exchange. The product invests in a portfolio consisting mainly of shares of companies included in the FTSE All-Share Index, with the objective of securing long-term growth of capital and income. There are no specific industry sector exposure limits.

A maximum of 10% of the portfolio value may be invested in shares of companies listed on the Alternative Investment Market (AIM). The value of investments in companies listed outside the UK may not exceed 10% of the Company's gross assets at the time of investment. Derivatives (investment contracts between the Company and counterparties, the values of which are derived from one or more underlying assets) may be used for income enhancement and efficient portfolio management. Borrowings would normally fall within a range of 0% to 20% of net assets. The Company has a fixed-rate credit facility which is fully utilised.

The ordinary shares are intended for UK retail, and professionally-advised private clients; investors who plan to stay invested for at least five years and are prepared to take on a medium level of risk of loss to their original capital in order to get a higher potential return. The product is designed to form part of a portfolio of investments.

Subject to shareholder continuation votes, the product's life is not time limited. The next such shareholder vote will be at the annual general meeting of the Company to be held in 2018 and five yearly thereafter.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 5, which is a medium high risk class. This rates the potential losses from future performance at a medium high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market risk and risks introduced by way of regulation, this product also carries interest rate risk; funding risk; credit risk and foreign currency risk.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the product will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,473	£3,969	£2,903
	Average return each year	-85.27%	-26.51%	-21.91%
Unfavourable scenario	What you might get back after costs	£7,951	£7,221	£7,000
	Average return each year	-20.49%	-10.28%	-6.89%
Moderate scenario	What you might get back after costs	£10,595	£11,858	£13,272
	Average return each year	5.95%	5.85%	5.82%
Favourable scenario	What you might get back after costs	£14,049	£19,378	£25,041
	Average return each year	40.49%	24.67%	20.15%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£116	£364	£636
Impact on return (RIY) per year	1.10%	1.10%	1.10%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.17%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.90%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.03%	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO Capital and Income Investment Trust PLC.

The share price is updated regularly on the website www.bmocapitalandincome.com. Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quatermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmgam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to BMO Capital and Income Investment Trust PLC, Exchange House, Primrose Street, London, EC2A 2NY, UK or by phone 020 7628 8000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of BMO Capital and Income Investment Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Capital and Income Investment Trust PLC or the product.

Other relevant information

You may obtain further information about BMO Capital and Income Investment Trust PLC from the website www.bmocapitalandincome.com, including: this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO Capital and Income Investment Trust PLC, at: Exchange House, Primrose Street, London, EC2A 2NY, UK.

Key Information Document



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BMO Commercial Property Trust Limited

ISIN Code GG00B4ZPCJ00. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

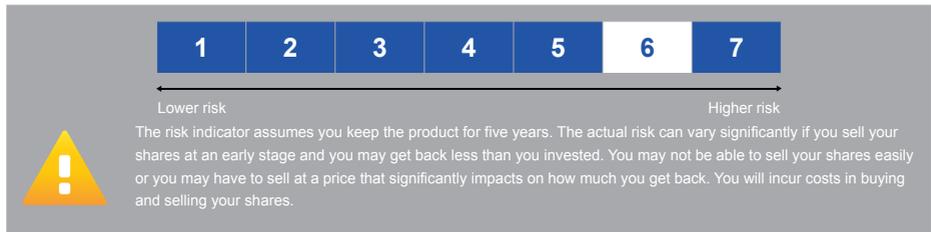
This product is a closed-ended property investment company incorporated in Guernsey. The investment objective is to provide ordinary shareholders with an attractive level of income together with the potential for capital and income growth, from investing in a diversified portfolio of freehold and long leasehold (over 60 years at acquisition) high quality UK commercial properties. The Company invests principally in three commercial property sectors: office, retail and industrial.

There are no limits to geographic exposure within the UK, but maximum weightings to the principal property sectors at any time (as a percentage of total assets) will be office 50%, retail 65% and industrial 40%. The Company may also invest up to 15%, at the time of acquisition, of its total assets in indirect property funds (including listed property companies) which invest principally in UK property. These investments may not exceed 20% of the total assets at any subsequent date. The Company uses gearing (borrowings) with the aim of enhancing long-term returns. This will magnify any gains or losses made by the Company. The Board's present intention is that this will be limited to a maximum of 35% of the total assets at the time of borrowing.

This investment may be suitable for an investor seeking to include some exposure to commercial property within a balanced portfolio. This product may not be appropriate for investors who plan to withdraw their money in under five years.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 6, which is the second highest risk class. This rates the potential losses from future performance at a high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market price risk, this product also carries restricted diversification risk, credit risk, interest rate risk, liquidity risk and leverage risk.

The value of your investment can go down as well as up. There can be no assurances that the objective of the Company will be achieved. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater. As the shares are traded on the London Stock Exchange, their price is driven by factors such as the demand and supply between buyers and sellers. A price may not accurately reflect the underlying Net Asset Value (NAV) of the Company's investments. The share price may be higher at a premium to the NAV or lower at a discount to the NAV. Discounts and premiums vary constantly.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£190	£1,742	£919
	Average return each year	-98.10%	-44.15%	-37.96%
Unfavourable scenario	What you might get back after costs	£5,740	£3,269	£2,055
	Average return each year	-42.60%	-31.11%	-27.12%
Moderate scenario	What you might get back after costs	£8,874	£6,941	£5,428
	Average return each year	-11.26%	-11.46%	-11.50%
Favourable scenario	What you might get back after costs	£13,565	£14,572	£14,176
	Average return each year	35.65%	13.37%	7.23%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£216	£562	£820
Impact on return (RIY) per year	2.43%	2.43%	2.43%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment.
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	N/A	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.43%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

BMO Investment Business Limited recommends a minimum holding period of five years for investments made into this Company. The value of the properties held is the opinion of the Company's independent professional valuers at a point in time. They may not be supported by recent transactions and are liable to revision, up or down. The Company's shares are traded on the London Stock Exchange and valuations are subject to market factors so investment should be made with a long term view. It is possible to sell your investment on any business day of the Exchange by contacting a Broker dealing in the Company's shares. What you get back will be influenced by the market factors at the time of sale. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please write to BMO Commercial Property Trust Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or advisor, you should contact that person or organisation directly.

As a shareholder of BMO Commercial Property Trust Limited, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Commercial Property Trust Limited.

Other relevant information

You may obtain further information about BMO Commercial Property Trust Limited from the website www.bmocommercialproperty.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, Northern Trust International Fund Administration Services (Guernsey) Limited, Trafalgar Court, Les Banques, St. Peter Port, Guernsey GY1 3QL

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

BMO Global Smaller Companies PLC

ISIN Code GB00BKLXD974. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

This product is a closed-end Investment Company incorporated in England and listed on the London Stock Exchange.

The objective is to invest in smaller companies worldwide in order to secure a high total return, combining capital growth and income. The portfolio is invested in a wide range of exchange-listed companies and funds to provide a diversified portfolio, reducing the risk of over-exposure to any one company, market, currency or industry. The focus is on companies with the potential for future growth in terms of both capital appreciation and a rising level of income over the long term. The product can borrow up to a maximum equivalent of 20% of net assets. It has a multi-currency credit facility and has issued Convertible Unsecured Loan Stock, which are convertible into ordinary shares, for the purpose of pursuing its investment objective.

The ordinary shares are intended for UK retail and professionally-advised private clients; investors who are prepared to take on a medium level of risk of loss to their original capital in order to get a higher potential return. The product is designed to form part of a portfolio of investments.

This product has no fixed term or maturity and cannot be terminated without a shareholder vote.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 5, which is a medium high risk class. This rates the potential losses from future performance at a medium high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market risk and risks introduced by way of regulation, this product also carries interest rate risk; funding risk; credit risk and foreign currency risk.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the product will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,364	£4,733	£3,697
	Average return each year	-86.36%	-22.07%	-18.05%
Unfavourable scenario	What you might get back after costs	£8,247	£7,949	£8,157
	Average return each year	-17.53%	-7.37%	-3.99%
Moderate scenario	What you might get back after costs	£10,878	£12,816	£15,099
	Average return each year	8.78%	8.62%	8.59%
Favourable scenario	What you might get back after costs	£14,247	£20,518	£27,754
	Average return each year	42.47%	27.07%	22.65%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£132	£425	£763
Impact on return (RIY) per year	1.22%	1.22%	1.22%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.22%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.00%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO Global Smaller Companies PLC. The share price is updated regularly on the website www.bmoglobalsmallers.com.

Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quatermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to BMO Global Smaller Companies PLC, Exchange House, Primrose Street, London, EC2A 2NY, UK or by phone 020 7628 8000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of BMO Global Smaller Companies PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Global Smaller Companies PLC.

Other relevant information

You may obtain further information about BMO Global Smaller Companies PLC from the website www.bmoglobalsmallers.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO Global Smaller Companies PLC, at: Exchange House, Primrose Street, London, EC2A 2NY, UK.

Key Information Document



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BMO Managed Portfolio Trust PLC - Growth Shares

ISIN Code GB00B2PP2527. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

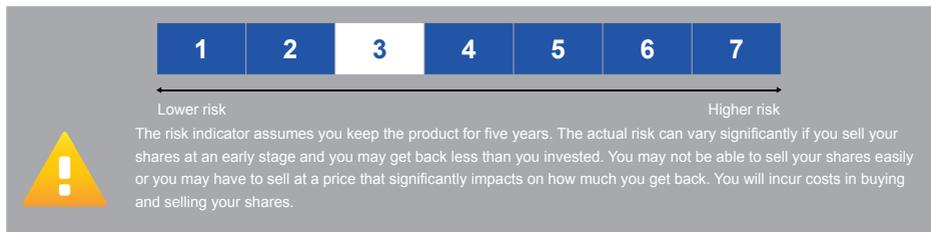
The product is a closed-end Investment Company incorporated in Scotland and listed on the London Stock Exchange. The objective is to provide Growth shareholders with capital growth from a diversified portfolio of investment companies which have underlying investment exposures across a range of geographic regions and sectors. The Company's Growth Portfolio (to which the Growth shares are entitled) invests in at least 25 investment companies, and the majority of these holdings consist of equities (ordinary shares) although it is permitted to invest in other securities issued by investment companies.

These investments are principally in closed ended investment companies, wherever incorporated, which are listed on the Official List of the UK Listing Authority (maintained by the Financial Conduct Authority). The Growth Portfolio is permitted to invest in other closed ended investment companies, wherever incorporated, whose shares are traded on the Alternative Investment Market (AIM) or a Regulated Exchange (other than the Official List of the UKLA) up to a maximum of 25% of the total assets of the Growth Portfolio. No investment in the Growth portfolio may exceed 15% of the Portfolio's total assets at the time of purchase. There are no maximum levels set for underlying exposures to geographic regions or sectors. Derivatives (an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets) may be used for the purpose of efficient portfolio management, including protecting the Portfolio against market falls. Borrowings would normally fall within a range of 0% to 20% of the total assets of the Portfolio. The Growth shares are intended for UK retail, and professionally-advised private clients. The product is designed to form part of a portfolio of investments. The Growth shares do not carry an entitlement to received dividends.

Subject to shareholder continuation votes, the Company's life is not time limited. The first such shareholder vote will be at the tenth annual general meeting of the Company to be held in 2018 and five yearly thereafter.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 3, which is a medium low risk class. This rates the potential losses from future performance at a medium low level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£2,953	£6,800	£6,033
	Average return each year	-70.47%	-12.06%	-9.61%
Unfavourable scenario	What you might get back after costs	£9,800	£11,277	£13,404
	Average return each year	-2.00%	4.09%	6.03%
Moderate scenario	What you might get back after costs	£11,328	£14,459	£18,455
	Average return each year	13.28%	13.08%	13.04%
Favourable scenario	What you might get back after costs	£12,978	£18,373	£25,182
	Average return each year	29.78%	22.48%	20.29%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£335	£1,104	£2,028
Impact on return (RIY) per year	2.98%	2.98%	2.98%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.22%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.15%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.61%	We take these from your investment if the total return of the Portfolio over the relevant period exceeds the total return on the FTSE All-Share Index (in each case with dividends reinvested). The fee is chargeable at 10% of the outperformance up to a maximum of 0.35% of the total assets of the Growth Portfolio. The figure shown will also include any performance fees charged by any of the underlying Investment Trusts in which this Trust invests.
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of the Growth shares of BMO Managed Portfolio Trust PLC. The share price is updated regularly on the website www.bmomanagedportfolio.com. Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at BMO Managed Portfolio Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of BMO Managed Portfolio Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Managed Portfolio Trust PLC.

Other relevant information

Subject to shareholder continuation votes, the first of which will be in 2018, and five yearly thereafter, the Company's life is not time limited.

You may obtain further information about BMO Managed Portfolio Trust PLC from the website www.bmomanagedportfolio.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO Managed Portfolio Trust PLC, at: Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

Key Information Document

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.



BMO Managed Portfolio Trust PLC - Income Shares

ISIN Code GB00B2PP3J36. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

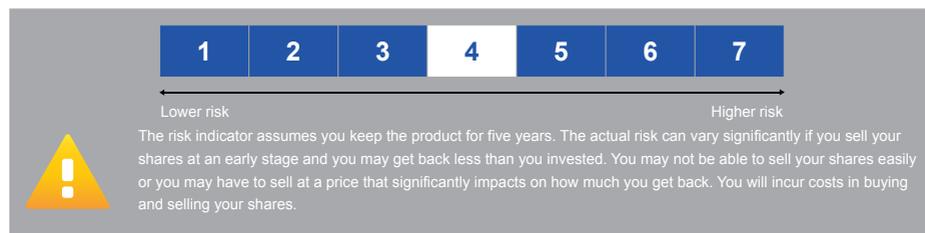
The product is a closed-end Investment Company incorporated in Scotland and listed on the London Stock Exchange. The objective is to provide Income shareholders with an attractive level of income with the potential for income and capital growth. The Income Portfolio (to which the income shares are entitled) invests in a diversified portfolio of at least 25 investment companies that have underlying investment exposures across a range of geographic regions and sectors that focus on offering an income yield above the yield of the FTSE All-Share Index. Income shares are entitled to all dividends of the Company.

Investments are principally in closed-ended investment companies, wherever incorporated, which are listed on the Official List of the UK Listing Authority (maintained by the Financial Conduct Authority). The Income Portfolio is permitted to invest in other closed-ended investment companies, wherever incorporated, whose shares are traded on the Alternative Investment Market (AIM) or a Regulated Exchange (other than the Official List of the UKLA) up to a maximum of 25% of the total assets of the Income Portfolio. The majority of the Company's holdings comprise of equities (ordinary shares in companies). No investment in the Income portfolio may exceed 15% of the Portfolio's total assets at the time of purchase. There are no maximum levels set for underlying exposures to geographic regions or sectors. Derivatives (an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets) may be used for the purpose of efficient portfolio management, including protecting the Portfolio against market falls. Borrowings would normally fall within a range of 0% to 20% of the total assets of the Portfolio. The Company has a £5 million, fixed-rate term loan to 10 February 2022 which has been fully utilised in the Income Portfolio. This will magnify any gains or losses made by the Company. The Income shares are intended for UK retail, and professionally-advised private clients. The product is designed to form part of a portfolio of investments.

Subject to shareholder continuation votes, the Company's life is not time limited. The first such shareholder vote will be at the tenth annual general meeting of the Company to be held in 2018 and five yearly thereafter.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,922	£6,483	£5,664
	Average return each year	-80.78%	-13.45%	-10.75%
Unfavourable scenario	What you might get back after costs	£9,104	£9,358	£9,996
	Average return each year	-8.96%	-2.19%	-0.01%
Moderate scenario	What you might get back after costs	£10,825	£12,581	£14,621
	Average return each year	8.25%	7.95%	7.89%
Favourable scenario	What you might get back after costs	£12,698	£16,685	£21,098
	Average return each year	26.98%	18.61%	16.10%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£393	£1,225	£2,122
Impact on return (RIY) per year	3.66%	3.66%	3.66%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.35%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.84%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.47%	We take these from your investment if the total return of the Portfolio over the relevant period exceeds the total return of the FTSE All-Share Index (in each case with dividends reinvested). The fee is chargeable at 10% of the outperformance up to a maximum of 0.35% of the total assets of the Income Portfolio.
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of the Income shares of BMO Managed Portfolio Trust PLC. The share price is updated regularly on the website www.bmomanagedportfolio.com. Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

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Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at BMO Managed Portfolio Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of BMO Managed Portfolio Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Managed Portfolio Trust PLC.

Other relevant information

Subject to shareholder continuation votes, the first of which will be in 2018, and five yearly thereafter, the Company's life is not time limited. You may obtain further information about BMO Managed Portfolio Trust PLC from the website www.bmomanagedportfolio.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO Managed Portfolio Trust PLC, BMO Investment Business Limited, at: Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

BMO Private Equity Trust PLC

ISIN Code GB0030738271. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

You are about to purchase a product that is not simple and may be difficult to understand

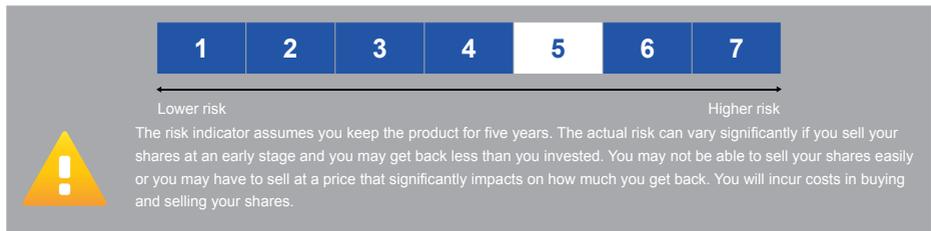
What is this Product?

This company is an investment trust, incorporated as a public limited liability company in Scotland, and its ordinary shares are traded on the London Stock Exchange. The Company's investment objective is to achieve long-term capital growth through investment in private equity assets, whilst providing shareholders with a predictable and above average level of dividend funded from a combination of the Company's revenue and realised capital profits. The Company may make private equity investments by taking stakes in private equity focused limited partnerships, offshore funds, investment companies and investment trusts. In addition to investing in newly-formed private equity funds, the Company may also purchase secondary private equity fund interests (that is, portfolios of investments in existing private equity funds). The private equity funds in which the Company invests comprise buy-out funds, venture capital funds and mezzanine funds. The Company may also make direct private equity investments, mainly through co-investment with the funds in which the Company is invested. Both the funds and the direct investments are selected in order to create an underlying portfolio which is well-diversified by geography, sector, size of company, stage of development, transaction type and management style. The Company may use gearing of up to 30% of its total assets at the point of drawdown.

The Company may invest the following as a per cent of total assets: A maximum of 15% in UK-listed investment companies; 15% in non-UK listed investment companies; 50% in direct private equity co-investments; 5% in any one direct investment or co-investment; 10% outside the United States of America, the United Kingdom and Continental Europe. The company aims to pay quarterly dividends with an annual yield equivalent to not less than 4% of the average of the published net asset values per ordinary share as at the end of each of its last four quarters prior to the announcement of the relevant quarterly dividend or, if higher, equal (in terms of pence per share) to the highest quarterly dividend previously paid. Investors should take a formal assessment of their attitude to risk to confirm the suitability of this product for their purposes.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 5, which is a medium high risk class. This rates the potential losses from future performance at a medium high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

An investment in this Company is subject to market, currency, interest rate, liquidity and funding risk. The value of your investment can go down as well as up and you may lose some or all of your investment. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£720	£2,180	£1,261
	Average return each year	-92.80%	-39.82%	-33.91%
Unfavourable scenario	What you might get back after costs	£7,636	£6,893	£6,733
	Average return each year	-23.64%	-11.66%	-7.61%
Moderate scenario	What you might get back after costs	£10,803	£12,552	£14,586
	Average return each year	8.03%	7.87%	7.84%
Favourable scenario	What you might get back after costs	£15,176	£22,698	£31,377
	Average return each year	51.76%	31.42%	25.70%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£346	£1,082	£1,883
Impact on return (RIY) per year	3.22%	3.22%	3.22%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.05%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.52%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.65%	The Company's fee arrangements contain a hurdle rate, calculated over rolling three year periods, of an internal rate of return (IRR) of 8% per annum. The annual IRR of the NAV for the three year period ending 2016 was 13.5% and, consequently, a performance fee of £2.0 million was payable to the Manager, BMO Investment Business Limited.
	Carried interests	N/A	

How long should I hold it and can I take money out early?

BMO Private Equity Trust plc has an unlimited life. The Company's objective is designed for investment over longer periods. You should be prepared to invest for at least five years. You may, however, sell your shares at any time without penalty through a broker, private investor plan administrator or adviser. The price at which you sell your shares will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO Private Equity Trust plc. The share price is updated regularly on the website www.bmoprivateequity.com.

How can I complain?

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As a shareholder of BMO Private Equity Trust plc, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of the company.

Other relevant information

You may obtain further information about BMO Private Equity Trust PLC from the website www.bmoprivateequity.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO Private Equity Trust PLC, at: Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

BMO Real Estate Investments Limited

ISIN Code GB00B012T521. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

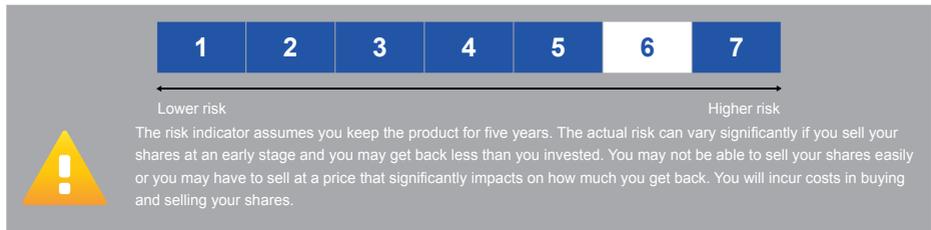
This product is a closed-ended property investment company incorporated in Guernsey. The investment objective is to provide ordinary shareholders with an attractive level of income together with the potential for capital and income growth, from investing in a diversified UK commercial property portfolio.

There are no limits to geographic exposure within the UK, but maximum weightings to the principal property sectors at any time (as a percentage of total assets) will be office 60%, retail 60% and industrial 50%. The Company uses gearing (borrowings) with the aim of enhancing long-term returns. This will magnify any gains or losses made by the Company. The Board's present intention is that this will be limited to a maximum of 40% of the total assets at the time of borrowing.

This investment may be suitable for an investor seeking to include some exposure to commercial property within a balanced portfolio. This product may not be appropriate for investors who plan to withdraw their money in under five years.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 6, which is the second highest risk class. This rates the potential losses from future performance at a high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market price risk, this product also carries restricted diversification risk, credit risk, interest rate risk, liquidity risk and leverage risk.

The value of your investment can go down as well as up. There can be no assurances that the objective of the Company will be achieved. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater. As the shares are traded on the London Stock Exchange, their price is driven by factors such as the demand and supply between buyers and sellers. A price may not accurately reflect the underlying Net Asset Value (NAV) of the Company's investments. The share price may be higher at a premium to the NAV or lower at a discount to the NAV. Discounts and premiums vary constantly.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£183	£2,180	£1,260
	Average return each year	-98.17%	-39.82%	-33.92%
Unfavourable scenario	What you might get back after costs	£6,110	£3,806	£2,603
	Average return each year	-38.90%	-27.53%	-23.60%
Moderate scenario	What you might get back after costs	£9,187	£7,715	£6,479
	Average return each year	-8.13%	-8.29%	-8.32%
Favourable scenario	What you might get back after costs	£13,700	£15,512	£15,995
	Average return each year	37.00%	15.76%	9.85%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£305	£813	£1,212
Impact on return (RIY) per year	3.32%	3.32%	3.32%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment.
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.10%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	3.22%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	We take these from your investment if the total return from the directly held properties exceeds 115% (85% if the total return is negative) of the benchmark IPD Quarterly Index. The fee is chargeable at 15% of the outperformance up to a maximum total management fee of 0.75%, based on average total assets of the Company.
	Carried interests	N/A	

How long should I hold it and can I take money out early?

BMO Investment Business Limited recommends a minimum holding period of five years for investments made into this Company. The value of the properties held is the opinion of the Company's independent professional valuers at a point in time. They may not be supported by recent transactions and are liable to revision, up or down. The Company's shares are traded on the London Stock Exchange and valuations are subject to market factors so investment should be made with a long term view. It is possible to sell your investment on any business day of the Exchange by contacting a Broker dealing in the Company's shares. What you get back will be influenced by the market factors at the time of sale. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

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Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please write to BMO Real Estate Investments Limited, Quatermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or advisor, you should contact that person or organisation directly.

As a shareholder of BMO Real Estate Investments Limited, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO Real Estate Investments Limited.

Other relevant information

You may obtain further information about BMO Real Estate Investments Limited from the website www.bmorealestateinvestments.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, Northern Trust International Fund Administration Services (Guernsey) Limited, Trafalgar Court, Les Banques, St. Peter Port, Guernsey GY1 3QL

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

BMO UK High Income Trust PLC - Ordinary Shares

ISIN Code GB00B1N4G299. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

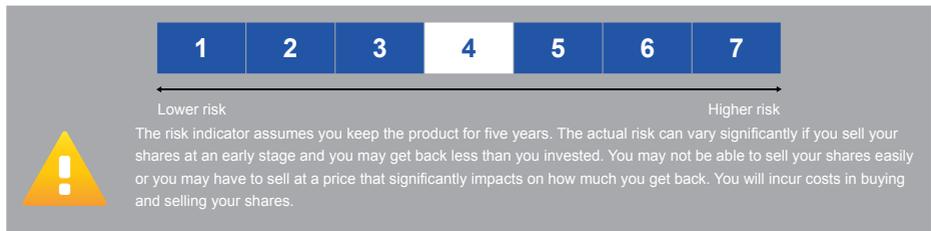
This product is a closed-end Investment Company incorporated in Scotland and listed on the London Stock Exchange. The Company invests predominantly in UK equities (ordinary shares of companies listed on the UK stock market) and equity related securities (for example subscription rights and warrants) of companies across the market capitalisation spectrum, with the objective to provide an attractive return to shareholders each year in the form of dividends and/or capital repayments, together with prospects for capital growth. The portfolio holds approximately 40 holdings at any given time and no single investment in the portfolio may exceed 10% of the Company's gross assets at the time of purchase. In addition, the Manager expects few individual holdings to exceed five per cent of the Company's gross assets at the time of purchase. There are no maximum levels set for exposures to sectors. Derivatives (an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets) may be used for income enhancement and efficient portfolio management. Borrowings would normally fall within a range of 0% to 20% of gross assets. The Company has a £7.5 million fixed-rate term loan to 28 September 2022 which has been fully utilised. This will magnify any gains or losses made by the Company.

The ordinary shares are intended for UK retail, and professionally-advised private client, investors who plan to stay invested for at least five years. Ordinary shares carry a right to participate in the dividends paid by the Company. This product is designed to form part of a portfolio of investments.

Subject to shareholder continuation votes, in the event that the net asset value total return performance of the Company is less than that of the FTSE All-Share Total Return Index over the relevant five year period, the Company's life is not time limited.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,644	£6,490	£5,670
	Average return each year	-83.56%	-13.42%	-10.73%
Unfavourable scenario	What you might get back after costs	£8,798	£8,566	£8,693
	Average return each year	-12.02%	-5.03%	-2.76%
Moderate scenario	What you might get back after costs	£10,582	£11,760	£13,068
	Average return each year	5.82%	5.55%	5.50%
Favourable scenario	What you might get back after costs	£12,569	£15,942	£19,400
	Average return each year	25.69%	16.82%	14.17%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£139	£434	£752
Impact on return (RIY) per year	1.32%	1.32%	1.32%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.17%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.15%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO UK High Income Trust PLC. The share price is updated regularly on the website www.bmohighincome.com.

Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us in writing at Investor Relations Manager, BMO Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at BMO UK High Income Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of BMO UK High Income Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of BMO UK High Income Trust PLC or the product.

Other relevant information

You may obtain further information about BMO UK High Income Trust PLC from the website www.bmohighincome.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO UK High Income Trust PLC, at: Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

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BMO UK High Income Trust PLC - B shares

ISIN Code GB00B1N4H594. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

This product is a closed-end Investment Company incorporated in Scotland and listed on the London Stock Exchange. The Company invests predominantly in UK equities (ordinary shares of companies listed on the UK stock market) and equity related securities (for example subscription rights and warrants) of companies across the market capitalisation spectrum, with the objective to provide an attractive return to shareholders each year in the form of dividends and/or capital repayments, together with prospects for capital growth. The portfolio holds approximately 40 holdings at any given time and no single investment in the portfolio may exceed 10% of the Company's gross assets at the time of purchase. In addition, the Manager expects few individual holdings to exceed five per cent of the Company's gross assets at the time of purchase. There are no maximum levels set for exposures to sectors. Derivatives (an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets) may be used for income enhancement and efficient portfolio management. Borrowings would normally fall within a range of 0% to 20% of gross assets. The Company has a £7.5 million fixed-rate term loan to 28 September 2022 which has been fully utilised. This will magnify any gains or losses made by the Company.

The B shares are intended for UK retail and professionally-advised private client investors who plan to stay invested for at least five years. B shares are not entitled to dividends but instead carry the right to receive a capital repayment at the same time as, and in an equal amount to, each dividend paid in respect of ordinary shares. The product is designed to form part of a portfolio of investments.

Subject to shareholder continuation votes, in the event that the net asset value total return performance of the Company is less than that of the FTSE All-Share Total Return Index over the relevant five year period, the Company's life is not time limited.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.

The risk indicator assumes you keep the product for five years. The actual risk can vary significantly if you sell your shares at an early stage and you may get back less than you invested. You may not be able to sell your shares easily or you may have to sell at a price that significantly impacts on how much you get back. You will incur costs in buying and selling your shares.

We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,865	£6,385	£5,552
	Average return each year	-81.35%	-13.89%	-11.10%
Unfavourable scenario	What you might get back after costs	£8,763	£8,437	£8,459
	Average return each year	-12.37%	-5.51%	-3.29%
Moderate scenario	What you might get back after costs	£10,519	£11,528	£12,633
	Average return each year	5.19%	4.85%	4.79%
Favourable scenario	What you might get back after costs	£12,428	£15,503	£18,569
	Average return each year	24.28%	15.74%	13.18%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£138	£428	£737
Impact on return (RIY) per year	1.32%	1.32%	1.32%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.17%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.15%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO UK High Income Trust PLC. The share price is updated regularly on the website www.bmohighincome.com.

Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at BMO UK High Income Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

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Other relevant information

You may obtain further information about BMO UK High Income Trust PLC from the website www.bmohighincome.com, including: this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, BMO UK High Income Trust PLC, at: Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK

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BMO UK High Income Trust PLC - Units

ISIN Code GB00B1N4H933. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

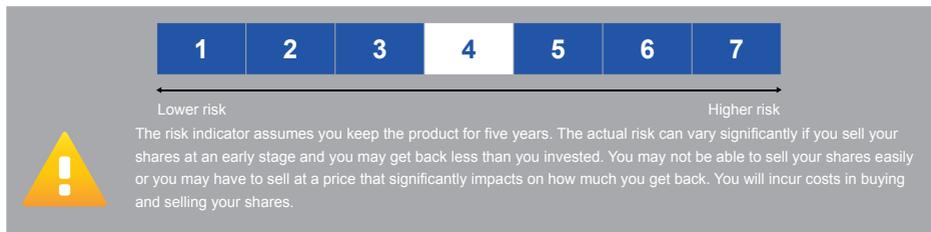
This product is a closed-end Investment Company incorporated in Scotland and listed on the London Stock Exchange and is designed to form part of a portfolio of investments. The Company invests predominantly in UK equities (ordinary shares of companies listed on the UK stock market) and equity related securities (for example subscription rights and warrants) of companies across the market capitalisation spectrum, with the objective to provide an attractive return to shareholders each year in the form of dividends and/or capital repayments, together with prospects for capital growth. The portfolio holds approximately 40 holdings at any given time and no single investment in the portfolio may exceed 10% of the Company's gross assets at the time of purchase. In addition, the Manager expects few individual holdings to exceed five per cent of the Company's gross assets at the time of purchase. There are no maximum levels set for exposures to sectors. Derivatives (an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets) may be used for income enhancement and efficient portfolio management. Borrowings would normally fall within a range of 0% to 20% of gross assets. The Company has a £7.5 million fixed-rate term loan to 28 September 2022 which has been fully utilised. This will magnify any gains or losses made by the Company.

Units comprise of three ordinary shares and one B share in the Company. The units are intended for UK retail and professionally-advised private client investors who plan to stay invested for at least five years. Ordinary shares carry a right to participate in dividends paid by the company while B shares are not entitled to dividends but instead carry the right to receive a capital repayment at the same time as, and in an equal amount to, each dividend paid in respect of ordinary shares.

Subject to shareholder continuation votes, in the event that the net asset value total return performance of the Company is less than that of the FTSE All-Share Total Return Index over the relevant five year period, the Company's life is not time limited.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,734	£5,915	£5,010
	Average return each year	-82.66%	-16.06%	-12.91%
Unfavourable scenario	What you might get back after costs	£8,743	£8,351	£8,303
	Average return each year	-12.57%	-5.83%	-3.65%
Moderate scenario	What you might get back after costs	£10,463	£11,356	£12,325
	Average return each year	4.63%	4.33%	4.27%
Favourable scenario	What you might get back after costs	£12,344	£15,222	£18,035
	Average return each year	23.44%	15.03%	12.52%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£137	£424	£726
Impact on return (RIY) per year	1.32%	1.32%	1.32%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.17%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	1.15%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold units in this product, but the units may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of BMO UK High Income Trust PLC. The share price is updated regularly on the website www.bmohighincome.com.

Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

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Other relevant information

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Key Information Document



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European Assets Trust PLC

ISIN Code GB00BHJVQ590. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

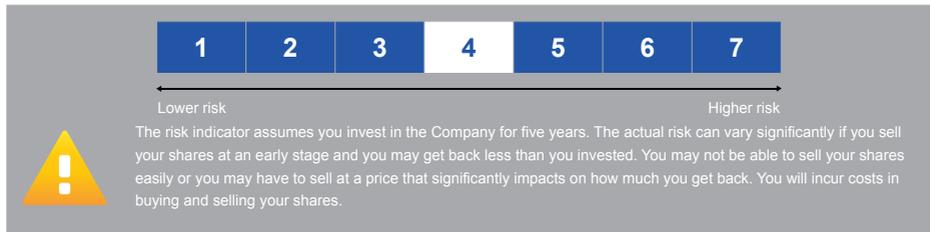
This product is a closed-end Investment Company incorporated in England and listed on the London Stock Exchange. The Company's investment objective is to achieve growth of capital through investing in equities (ordinary shares in companies listed on a stock market) of small and medium-sized companies in Europe, excluding the United Kingdom. These are defined as those with a market capitalisation below or equal to that of the largest company in the EMIX Smaller European Companies (ex UK) Index. The Company will not invest more than 20 per cent of its total assets in any one company and does not take legal or management control of any company in which it invests.

As part of an active investment strategy the Company does not restrict its investments to any specific industrial or geographical sector; a diversified geographical spread is maintained. The Company does not seek to create a portfolio to take advantage of anticipated currency fluctuations. The Company has the ability to undertake stock lending activities but does not anticipate doing so. The Company has the powers under its Articles to borrow an amount up to 20 per cent of its securities portfolio.

The Company has a high distribution policy: barring unforeseen circumstances, it will pay an annual dividend equivalent to 6 per cent of the net asset value of the Company at the end of the preceding year. The dividend is funded from a combination of current year net profits and historic other reserves. The Company has a simple capital structure, being financed exclusively by the issue of ordinary shares.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

Be aware of currency risk: The Company's assets are denominated in Euros or other continental European currencies. The majority of its shares are traded in Sterling on the London Stock Exchange. The returns to UK-based shareholders are therefore subject to the fluctuations in the relative strength of Sterling against its European counterparts. The value of your investment can go down as well as up. You may lose some or all of your investment. The Company does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,135	£4,831	£3,796
	Average return each year	-88.65%	-21.53%	-17.61%
Unfavourable scenario	What you might get back after costs	£8,455	£8,221	£8,457
	Average return each year	-15.45%	-6.32%	-3.30%
Moderate scenario	What you might get back after costs	£10,787	£12,557	£14,617
	Average return each year	7.87%	7.88%	7.89%
Favourable scenario	What you might get back after costs	£13,772	£19,191	£25,281
	Average return each year	37.72%	24.27%	20.38%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£120	£385	£687
Impact on return (RIY) per year	1.12%	1.12%	1.12%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.35%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.77%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	N/A	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

European Assets Trust PLC has an unlimited life. The Company's objective is designed for investment over longer periods. You should be prepared to invest over at least five years. You may, however, sell your shares at any time without penalty through a broker, private investor, plan administrator or adviser. The price at which you sell your shares will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of European Assets Trust PLC. The share price is updated regularly on the website www.europeanassets.co.uk.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through an BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to them at European Assets Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, or by phone 0131 718 1000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of European Assets Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of this company.

Other relevant information

You may obtain further information about European Assets Trust PLC from the website www.europeanassets.co.uk including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, European Assets Trust PLC, Quartermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, UK.

The shares of European Assets Trust PLC are excluded from the UK Financial Conduct Authority's (FCA) restrictions, which apply to non-mainstream pooled investments as the Company's portfolio is wholly made up of shares and public securities which are not themselves issued by other investment funds. The Company conducts its affairs so that its shares can be recommended by financial advisers to ordinary retail investors in accordance with the FCA rules relating to non-mainstream investment products and intends to continue to do so.

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

F&C Investment Trust PLC

ISIN Code GB0003466074. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

This product is a closed-end Investment Company incorporated in England and listed on the London Stock Exchange.

This product invests in an internationally diversified portfolio of publicly-listed securities (ordinary shares in companies and bonds listed on an exchange) and unlisted securities (instruments not traded on an exchange) and private equity (direct investments into companies rather than via stock holdings), with the objective of securing long-term growth in capital and income. There are no specific geographic or industry sector exposure limits. A maximum of 5% of the portfolio value may be invested in unlisted securities, excluding private equity investments, and long-term exposure to private equity will not exceed 20% without approval from shareholders. The Company has both short and long-term credit facilities in place.

Derivatives (investment contracts between the Company and counterparties, the values of which are derived from one or more underlying assets) may be used for income enhancement and efficient portfolio management. Borrowings, which may be short or long-term, in sterling or foreign currencies, would normally fall within a range of 0% to 20% of net assets.

This product is intended for UK retail and professionally-advised private clients that are prepared to take on a medium level of risk of loss to their original capital in order to get a higher potential return.

The product has no fixed term or maturity and cannot be terminated without a shareholder vote.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 4, which is a medium risk class. This rates the potential losses from future performance at a medium level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market risk and risks introduced by way of regulation, this product also carries interest rate risk; funding risk; credit risk and foreign currency risk.

The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the product will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£1,401	£5,076	£4,066
	Average return each year	-85.99%	-20.23%	-16.47%
Unfavourable scenario	What you might get back after costs	£8,967	£9,757	£11,210
	Average return each year	-10.33%	-0.82%	2.31%
Moderate scenario	What you might get back after costs	£11,403	£14,771	£19,134
	Average return each year	14.03%	13.89%	13.86%
Favourable scenario	What you might get back after costs	£14,411	£22,225	£32,459
	Average return each year	44.11%	30.50%	26.55%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£137	£464	£877
Impact on return (RIY) per year	1.20%	1.20%	1.20%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.39%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.81%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.01%	
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser.

The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of F&C Investment Trust PLC. The share price is updated regularly on the website www.fandcit.com. Market values may go down as well as up over short and long periods and so investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager. If you sell your shares before the end of the recommended holding period you may increase the risk of receiving back less than you invested.

How can I complain?

BMO Plans: If you have concerns about this product or service and have purchased it through a BMO plan, you can contact us by writing to Investor Relations Manager, BMO Investment Business Limited, Quatermile 4, 7a Nightingale Way, Edinburgh, EH3 9EG, via email at investor.relations@bmogam.com, or by phone: 0345 601 3313 (9am - 5pm weekdays).

Direct Shareholders: If you have concerns about this product and have purchased it through another provider, then please contact the Company Secretary by writing to F&C Investment Trust PLC, Exchange House, Primrose Street, London, EC2A 2NY, UK or by phone 020 7628 8000. Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly.

As a shareholder of F&C Investment Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of F&C Investment Trust PLC or the Product.

Other relevant information

You may obtain further information about F&C Investment Trust PLC from the website www.fandcit.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, F&C Investment Trust PLC, at: Exchange House, Primrose Street, London, EC2A 2NY, UK.

Key Information Document



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

TR Property Investment Trust PLC

ISIN Code GB0009064097. This Key Information Document (KID) is issued and approved by BMO Investment Business Limited. Authorised and regulated in the UK by the Financial Conduct Authority.

Date of Production 22/01/2021

What is this Product?

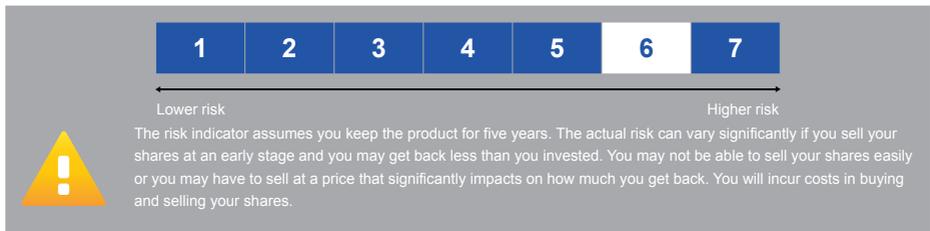
This product is a closed-end Investment Company incorporated in England and listed on the London Stock Exchange. The Company's investment objective is to maximise shareholders' return by investing in property companies and property related businesses internationally and also in UK investment property. The benchmark is the FTSE EPRA/NAREIT Developed Europe Capped Net Total Return Index in Sterling. The Manager currently applies the following investment guidelines; UK equities* 25 - 50%; Continental European equities* 45 - 75%; UK direct property 5 - 20%; Other equities* 0 - 5%; Listed Bonds** 0 - 5%; Unlisted equities and bonds 0 - 5%.

The Company may employ gearing (borrowings) from time to time with the aim of enhancing returns. In certain market conditions the Manager may consider it prudent not to employ gearing and instead, to hold part of the portfolio in cash. The current gearing guideline are 10% net cash and 25% net gearing (as a percentage of portfolio value). Derivatives*** may be used for efficient portfolio management. The currency exposure of the portfolio is maintained in line with the benchmark, foreign exchange forward contracts are used for hedging**** purposes only. This product is intended for UK retail and professionally-advised private clients prepared to take on a higher level of risk of loss to their original capital in order to get a higher potential return. This product is designed to form part of a portfolio of investments.

Definitions:* Equities are ordinary and preference shares in companies listed on a stock market;** Bonds are securities that pay either a fixed or variable level of income on a periodic basis and generally repay a specified amount at a pre-determined date or some may carry certain rights to convert to equities; ***Derivatives are an investment contract between the Company and a counterparty the value of which is derived from one or more underlying assets; ****Hedging is an investment technique that may be used to protect the value of the product from adverse price movements in equities or currencies other than the product's accounting currency or other specified benchmark.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.



We have classified this product as 6, which is the second highest risk class. This rates the potential losses from future performance at a high level. In periods when market conditions are poor, the value of your investment may fall and may impact the amount you get back in the long term.

In addition to market risk, this product also carries restricted diversification risk; interest rate risk; funding risk; credit risk and foreign currency risk. The value of your investment can go down as well as up. You may lose some or all of your investment. This product does not provide any protection from future market conditions and regulatory changes. There can be no assurances that the objective of the Company will be achieved or that dividend distributions will continue to be made. The use of gearing can enhance returns to investors in a rising market, but if the market falls the losses may be greater.

What are the risks and what could I get in return? (continued)

Assuming you invest £10,000, this table shows how your investment could perform and what you could get back over the next 5 years under different scenarios. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past but are not an exact indicator. What you get will depend on how the market performs and how long you keep the investment. Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

The figures shown include all the costs of the product itself, where applicable, but do not include all the costs that you may pay to your advisor or plan manager, or local transaction taxes.

Investment £10,000				
Scenarios		1 year	3 years	5 years (Recommended holding period)
Stress scenario	What you might get back after costs	£54	£1,833	£994
	Average return each year	-99.46%	-43.20%	-36.98%
Unfavourable scenario	What you might get back after costs	£7,246	£6,183	£5,765
	Average return each year	-27.54%	-14.81%	-10.43%
Moderate scenario	What you might get back after costs	£10,741	£12,153	£13,752
	Average return each year	7.41%	6.72%	6.58%
Favourable scenario	What you might get back after costs	£15,423	£23,142	£31,777
	Average return each year	54.23%	32.27%	26.01%

What happens if the Company is unable to pay out?

The Company's shares are listed on the London Stock Exchange. Should the Company be liquidated, the amount you receive for your holding will be based on the value of assets available for distribution after all other liabilities, but before shareholders, have been paid. Shareholders in this company do not have the right to make a claim to the Financial Services Compensation Scheme in the event that the Company is unable to pay out.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown below are the cumulative costs of the product itself depending on how long you remain invested. The figures assume you invest £10,000. The figures are estimates and may change in the future. The person selling or advising you about this product may charge you other costs. If so, that person will provide you with information about those costs and show you the impact that all costs will have on your investment over time.

Investment £10,000			
Scenarios	If you cash in after 1 year	If you cash in after 3 years	If you cash in at 5 years
Total costs	£144	£453	£793
Impact on return (RIY) per year	1.35%	1.35%	1.35%

What are the costs? (continued)

The table below shows the impact of the different types of costs on the return you might get, and the meaning of the different cost categories.

This table shows the impact on return per year			
One-off costs	Entry costs	N/A	The impact of the costs you pay when entering your investment. There is 0.5% UK government stamp duty to pay on purchases
	Exit costs	N/A	The impact of the costs of exiting your investment.
Ongoing costs	Portfolio transaction costs	0.22%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.93%	The impact of the costs that are incurred each year in managing your investments including those incurred by any underlying investments.
Incidental costs	Performance fees	0.20%	A performance fee is payable if the total return NAV (which includes the deduction of all Base Management Fees and other expenses) at 31 March each year outperforms the benchmark plus a 1% hurdle rate. Any fee payable will be the amount equivalent to the adjusted net assets (ANA) multiplied by the percentage outperformance, then multiplied by 15%. The maximum performance fee payable for a period is capped at 1.5% of the ANA. However, if the ANA at the end of any period are less than at the beginning of the period, the maximum performance fee payable will be limited to 1% of the ANA. Any underperformance of the benchmark is carried forward to future periods. Full details of the Performance Fee calculation are set out in the annual reports on the Company's website.
	Carried interests	N/A	

How long should I hold it and can I take money out early?

There is no minimum or maximum required period for investors to hold shares in this product, but the shares may not be suitable for investors intending to hold them for less than five years. Investors may sell their shares at any time without penalty through a broker, private investor plan administrator or adviser. The sale price will be determined at arms' length based on trading prices at the time on the London Stock Exchange and will not necessarily be equal to the net asset value per share of TR Property Investment Trust PLC. The share price is updated regularly on the website www.trproperty.com. Market values may go down as well as up and investors should invest with a view to long term returns. The amount investors get back will be influenced by the market factors at the time of sale and by the charges levied by the broker/plan manager.

How can I complain?

If you have concerns over any aspect of the service or products you receive from us you can contact us as follows: in writing to The Company Secretary, Company Matters, 65 Gresham Street, London EC2V 7NQ, or email enquiries@trproperty.co.uk, or call Joanne Elliott on 0207 011 4710 (9am - 5pm weekdays). Should you have a complaint about any transaction through your broker, plan administrator or adviser, you should contact that person or organisation directly. As a shareholder of TR Property Investment Trust PLC, you do not have a right to complain to the Financial Ombudsman Service (FOS) in the UK about the management of TR Property Investment Trust PLC.

Other relevant information

You may obtain further information about TR Property Investment Trust PLC from the website www.trproperty.com including this document; the last five years' annual and interim reports; the Investor Disclosure Document; and the latest share price. Alternatively, you may write to the Company Secretary, TR Property Investment Trust Plc, Capita Company Secretarial Services, 40 Dukes Place, London, EC3A 7NH, UK.

Contact us

To find out about opening a new BMO plan or for more information on our trusts



info@bmogam.com



bmoinvestments.co.uk



0800 915 6019* (8.30am – 5.30pm, weekdays)

Your existing account

If you have any queries on your existing accounts you can:



0345 600 3030* (9.00am – 5.00pm, weekdays)



+44 (0)1268 447 407 from overseas



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Chelmsford CM99 2DG

Please have your account number handy when you call.

*Calls may be recorded or monitored for training and quality purposes.



bmoinvestments.co.uk



Important Information

As well as looking at the potential rewards that investing in investment trusts can bring, it's important that you are aware of the potential risks involved so that you can make an informed decision.

The value of shares and the income from them is not guaranteed and can fall as well as rise due to stock market and currency movements. When you sell your shares, you may get back less than you originally invested. Our range of investment trusts invest in the stock market and some of them also invest in unlisted companies and funds and property. If they invest in emerging markets, unquoted securities or smaller companies, their potential volatility may increase the risk to the value of, and the income from, the investment. Investment trusts can also borrow money (gearing), which can then be used to make further investments and if markets fall, gearing can magnify the negative impact on performance. Tax benefits depend on your individual circumstances and tax allowances and rules may change. Please read our Key Features Document before investing. For more information about investment risks, visit our website bmoinvestments.co.uk.

BMO cannot give advice on the suitability of investing in our investment trusts or savings plans. If you have any doubts as to the suitability of an investment please contact a professional financial adviser.

Articles in this newsletter are intended only to provide a general outline of the subject and should not be considered advice, comprehensive nor a sufficient basis for making decisions. The opinions given are relevant at the time of going to press and may change in the future. Investors requiring advice on their individual circumstances or if unsure about a financial decision should consult a professional financial adviser.

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