

Fund objectives, policy and target market

The investment objective of the Income Fund is to preserve and to grow the real value of investors' capital and income, with an emphasis on the generation of income.

The fund holds a portfolio of direct investments in a diversified range of international equities and fixed-interest securities. The fund may invest in any geographical area and any economic sector. The Manager has the power to invest more than 35 per cent in value of the scheme property of the Income Fund in government and other public securities. This power is restricted to bonds or other securities issued by the Governments of the United Kingdom or the United States of America. In accordance with the firm's ethical principles, the fund has no investments in tobacco companies or companies directly involved in the development of arms.

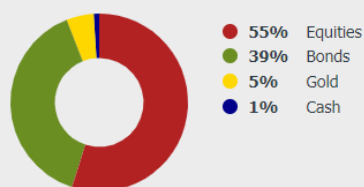
Whilst the fund is suitable for mass market distribution it is not suitable for investors who require full capital protection. Investors should have a medium to long-term investment horizon (3-5 years) and accept that the value of their investment will fluctuate. The fund will however allow ready access to the investment.

Income prospects in current market conditions

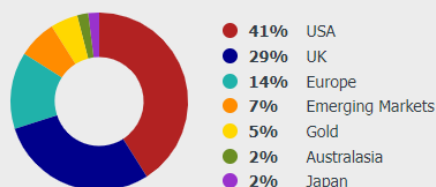
Distributions from the Income Fund rose during the year to 28th February 2022. The uplift reflected a broad recovery in the level of company dividends, and the strategic decision taken at the end of the prior period to increase the fund's international exposure. Based on current forecasts the fund's total dividend distribution for the coming year is expected to be broadly at a similar level.

Fund allocations

Target asset allocation



Target geographic allocation



Note: Target portfolio allocations as at 30th June 2022. Actual allocations may vary. To gain exposure to gold, the fund invests in exchange traded commodities (debt securities).

Fund holdings

Equities Top 10	%
National Grid	3.0
TotalEnergies	3.0
Paychex	2.7
SGS	2.4
TELUS	2.4
Air Liquide	2.3
Cisco Systems	2.2
AbbVie	2.2
Flowers Foods	2.1
National Retail Properties	2.1
Total Top 10	24.4
Other	29.1
TOTAL EQUITIES	53.5
Bonds	
UK£ Fixed-Interest	7.4
UK£ Index-Linked	3.4
US\$ Fixed Interest	21.2
US\$ Index-Linked	6.6
TOTAL BONDS	38.6
Gold	5.5
Net Cash	2.4
Total	100.0

General information

Launch date of the fund	24th March 1994
Size of the fund	£201.5m
Unit price on 30th June 2022 <i>(Published daily on our website)</i>	£28.329
Fund status	UK Authorised unit trust
Historic Dividend yield¹	2.40% p.a.
Ongoing charges figure	1.126%
Initial/exit charges	Nil
Risk volatility (60 month moving average)	8.6%
Reporting periods	28th February (29th February in leap years) and 31st August
Ex-dividend dates	1st March, 1st June, 1st September and 1st December
Dividend payment date	Quarterly on or before 30th April, 31st July, 31st October and 31st January

Number of holdings	42
Reference currency	GBP
SEDOL	B8KQRW4
ISIN	GB00B8KQRW41
Valuation and dealing	12 noon on each UK business day ²
Valuation basis	Forward, single-price basis
IA Sector	Mixed Investment 40-85% shares GBP
Unit Type	Income (reinvestment facility available)
Minimum initial and subsequent investment	£1,000
Minimum monthly regular investment	£100
ISA/JISA qualification	Yes
Trustee & Depositary	The Bank of New York Mellon (International) Limited
Independent Auditor	PricewaterhouseCoopers LLP

1. Historic dividend yield reflects distributions declared over the past 12 months as a percentage of the unit price. You should remember that the price of units and the income from them may go down as well as up. Past performance should not be used as a guide to future performance.

2. See Prospectus for non-dealing days

Parent company information

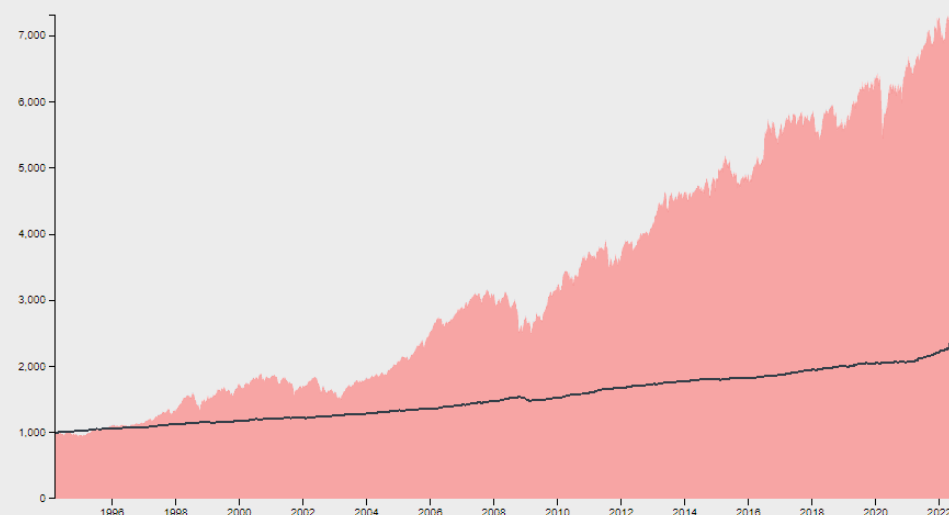
McInroy & Wood Limited ("MWL") was founded in 1986 to provide discretionary investment management services to individuals, families, trusts and charities, with offices in Haddington, Harrogate and London. McInroy & Wood Portfolios Limited, the manager of the fund, is a wholly owned subsidiary of MWL, established in 1989 to enable MWL to offer a pooled investment service to its discretionary clients and direct investors.

Performance record

Total return (£) on investment

net of charges and assuming re-investment of dividends

Total return (£)



■ Value of initial £1,000 investment — Retail Price Index (RPI)

Total returns

Total return (%)
to 30th June 2022

	1 year	3 years	5 years	10 years	Since launch 24/03/1994
Cumulative return	2.9	14.1	23.0	83.1	599.6
Cumulative Retail Price Index (RPI)	11.8	17.4	24.9	40.6	139.3
Annualised return	2.9	4.5	4.2	6.2	7.1
Annualised Retail Price Index (RPI)	11.8	5.5	4.5	3.5	3.1

Discrete annual returns

Total return (%)	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
12 months to 30th June	2.9	8.8	1.9	4.7	3.0	6.5	10.0	3.7	6.3	15.3

Sources: McInroy & Wood; Retail Price Index - Bloomberg

You can assess how well the fund has performed against its objectives to grow the real value of investors' capital and income by referring to the change in the UK Retail Price Index over the same period.

Enquiries

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A Word of Caution

You should remember that the price of units and the income from them may go down as well as up. Gains are not necessarily achieved in the short term. Exchange rate fluctuations may also cause the value of an investment to rise and fall. Some of the fund's investments are in the emerging markets which can be subject to risks not normally associated with developed markets. More information about risk may be found in the full Prospectus under "Risk Warnings".

This sheet should be read in conjunction with the relevant Key Investor Information Document, available on our website. Unless otherwise stated, all information in this factsheet is supplied by McInroy & Wood as at 30th June 2022.

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Authorised and regulated by the Financial Conduct Authority

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