



Trojan Global Income Fund

All data as at 31 August 2018

www.taml.co.uk

The investment objective of the Trojan Global Income Fund is to provide income with the potential for capital growth in the medium term. The Fund's policy is to invest substantially in equities globally. It may also invest in fixed interest securities, indices, deposits, collective investment schemes and money market instruments. Any comparisons against indices are for illustrative purposes only.

Prices

113.47p

'O' accumulations shares

107.62p

'O' income shares

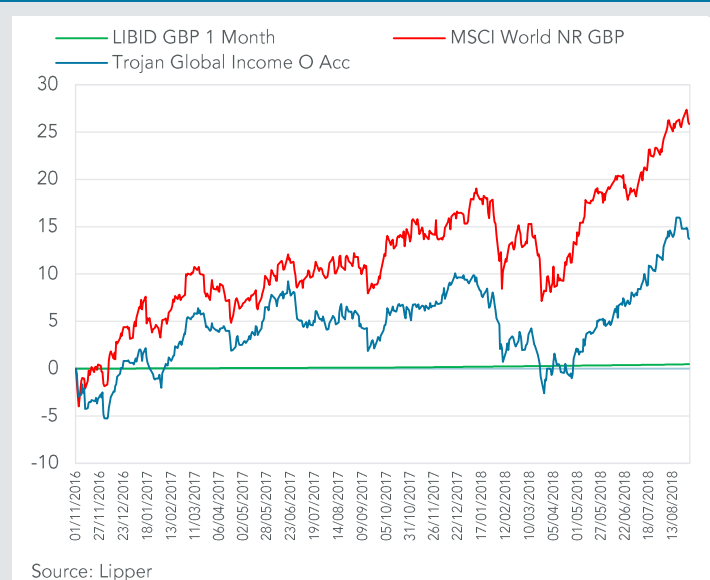
Dividend Yield

2.9%

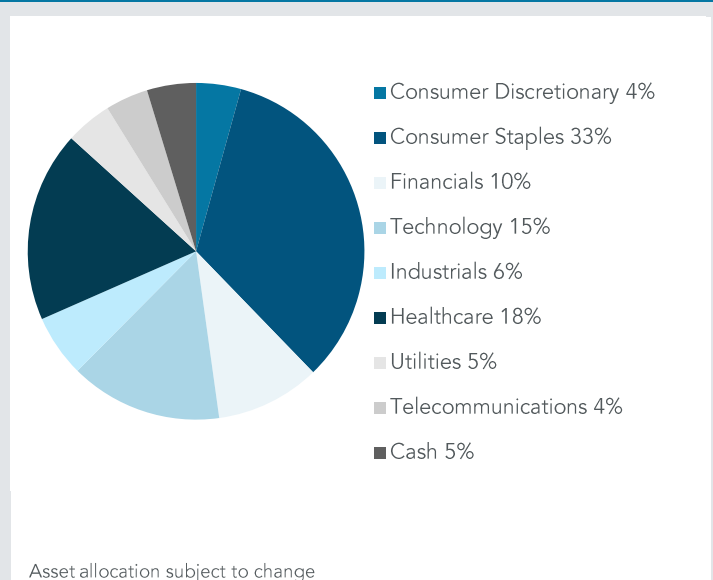
Fund Size

£122m

Percentage Growth from 01/11/2016 to 31/08/2018



Asset Allocation



Total Return to 31 August 2018	01/11/2016 Since launch	31/08/2017 1 year	28/02/2018 6 months
Trojan Global Income Fund O Acc	+13.7%	+7.3%	+9.8%
LIBID GBP 1 Month*	+0.5%	+0.4%	+0.2%
MSCI World GBP NR	+25.8%	+12.1%	+10.1%
IA Global Equity Income NR	+15.9%	+5.8%	+6.1%

Discrete Calendar Annual Returns	2017	2018 YTD
Trojan Global Income Fund	+8.7%	+3.9%

*London Inter Bank Bid Rate

Past performance is not a guide to future performance

Source: Lipper

August Commentary

The Fund returned +1.8% during the month compared to +2.2% for the MSCI World Index NR (£). We had an update from portfolio investment Vonovia during the month. Vonovia is a predominantly German residential real estate company conducting property and lease management, maintenance, modernisation and tenant assistance. In an environment characterised by a dearth of value in global capital markets and a tightening liquidity backdrop as quantitative easing is slowly reversed, this sector stands out as being outstanding value underpinned by a robust economy, immigration and urbanisation and a favourable monetary

backdrop. It is rather remarkable that after rolling global real estate bubbles (most obviously in the US preceding the global financial crisis), residential property in Germany still trades at a discount to replacement cost. Further, while Germany remains part of the euro it is likely to have a lower interest rate than would otherwise be the case, owing to the need to set euro-wide rates despite disparate national economies. Of course if the eurozone were ever to break up, German assets would be likely to appreciate strongly in a newly minted Deutschmark.

Vonovia owns and manages a total of

394,000 units, making it the largest in the sector. Scale benefits drive cost efficiencies in property renovation and construction, whilst the company is increasingly selling peripheral services to tenants such as cable television and smart meters. Scale also confers favourable access to capital markets which has been used to fund a number of acquisitions. Consistent with this was recent equity raising that brings the loan-to-value ratio to a comfortable 43.9%. The shares trade on an 8.6% discount to EPRA* NAV per share (June 2018) and pay a 3.7% dividend yield. (Source: company accounts)

*European Public Real Estate Association

Portfolio & Positioning

The portfolio is constructed with input from both top-down and bottom-up analysis. Strategic capital allocation is influenced by Troy's top-down view but portfolio construction is a function of bottom-up stock selection. Our flexibility to invest across the globe allows for the construction of a portfolio which is diversified across different geographies, industries and currencies. Although careful attention is paid to diversification and the risk associated with over-concentration, the portfolio is not managed with reference to sector or stock weightings of an index.

QUALITY: Performance driven by strategic capital allocation and stock selection – high quality income at the right price. An explicit focus on businesses that exhibit high returns on capital employed should avoid permanent capital loss and sustain long-term income growth.

FOCUS: 30-50 stock portfolio selected from a limited number of well researched companies that fit our criteria.

LONG-TERM: We aim to buy good businesses at attractive prices and own them for the long-term.

Source: Troy Asset Management Limited

Top 10 holdings	% Fund
Novartis	4.6
PepsiCo	4.0
GlaxoSmithKline	3.8
Cisco	3.7
Roche Holding AG	3.7
Procter & Gamble	3.6
Microsoft	3.3
Medtronic	3.1
Paychex	3.1
Imperial Brands	3.1
Total Top 10	36.0
30 other holdings	59.3
Cash & Equivalent	4.7
TOTAL	100.0

Holdings subject to change

Fund information

A copy of the latest Prospectus and the KIID for each class (in English) upon which you should base your investment decision is available from Link Fund Solutions Ltd, the Fund's Authorised Corporate Director and Link Fund Administrators Ltd (authorised and regulated by the Financial Conduct Authority) on 0345 608 0950.

Structure Sub-fund of Trojan Investment Funds UCITS	Ongoing Charges 'O' (ordinary) shares: 0.95% 'S' (charity) shares: 0.85%	Dealing Daily at noon Tel: 0345 608 0950
Investment Manager Troy Asset Management Limited 33 Davies Street London W1K 4BP Tel: 020 7499 4030 Fax: 020 7491 2445 email: busdev@taml.co.uk	Dividend Ex Dates 1 May, 1 August, 1 November, 1 February (final)	Registrar Link Fund Administrators Limited
Fund Manager James Harries	Dividend Pay Dates 30 June, 30 September, 31 December, 31 March (final)	Auditor Ernst & Young LLP
Currency £ Sterling	Dividend Yield 2.91%	Depository The Bank of New York Mellon (International) Limited
Launch Date 01 November 2016	Authorised Corporate Director Link Fund Solutions Limited Tel: 0345 300 2110	Bloomberg TGIFOAC_LN (O Acc), TGIFOIN_LN (O Inc)
	ISINs GB00BD82KQ40 (O Inc), GB00BD82KP33 (O Acc) GB00BD82KV92 (S Inc), GB00BD82KT70 (S Acc)	SEDOL BD82KP3 (O Acc), BD82KQ4 (O Inc)
		Pricing "O" share class prices published daily in the FT

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