

# Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.



TBFS

## TB Guinness UK Equity Income Z Early Investor Acc

TB Guinness UK Equity Income Fund, a sub-fund of the TB Guinness Investment Funds Z early investor Accumulation shares GBP, ISIN: GB00BYX94K91  
The Authorised Corporate Director of this Fund is: T. Bailey Fund Services Limited.

### Objectives and investment policy

The Fund aims to provide income together with capital growth.

The Fund will invest predominantly in the shares of UK companies (those which are domiciled in, incorporated in or conducting a significant percentage of their business in the UK) which pay dividends. The Fund may also invest from time to time in other companies anywhere in the world. The portfolio will typically be concentrated.

In addition, the Fund may invest in other transferable securities, money market instruments, collective investment schemes, cash, near cash and deposits. Derivatives may also from time to time be used for the purposes of efficient portfolio management only (e.g. to reduce risk in certain market conditions).

Investors can redeem units on demand, at the daily valuation point of 12 noon (UK time) when this is a normal business day in the UK.

For income units, any income received is paid out to you six monthly. For accumulation units, any income received is reflected in the price of units.

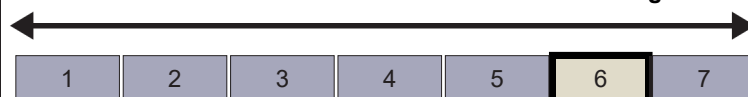
Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money in the short-term (within 5 years). The Fund should be viewed as a medium to long-term investment only.

### Risk and reward profile

The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and reward. The higher the rank the greater the potential reward but the greater the risk of losing money. It is based on past data, may change over time and may not be a reliable indication of the future risk profile of the Fund. The shaded area in the table below shows the Fund's ranking on the Risk and Reward Indicator.

Typically lower rewards,  
lower risk

Typically higher rewards,  
higher risk



- The Fund is in the above risk category because it invests in shares, an asset class which has seen large rises and falls in recent years.
- As the Fund will invest predominantly in UK listed shares, the Fund will have a greater exposure to UK market, political and economic risks than a fund which diversifies across a number of countries.
- The lowest category does not mean a fund is a risk free investment.
- The value of investments may go down as well as up in response to general market conditions and the performance of the assets held. Investors may not get back the money which they invested.
- There is no guarantee that the Fund will meet its stated objectives.
- A limited number of investments may be held which has the potential to increase the volatility of performance.
- The movements of exchange rates may lead to further changes in the value of investments and the income from them.
- There is a risk that any company providing services such as safe keeping of assets or acting as counterparty to derivatives may become insolvent, which may cause losses to the Fund.



## Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

### One-off charges taken before or after you invest

Entry charge	0.00%
Exit charge	0.00%

These are the maximum charges that we might take out of your money before it is invested and before we pay out the sale proceeds of your investment. In some cases, you might pay less and you should speak to your financial adviser about this.

### Charges taken from the Fund over a year

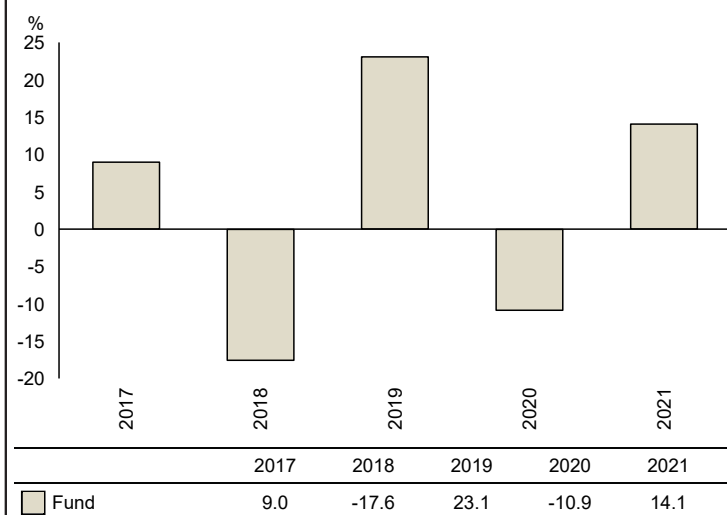
Ongoing charges	0.50%
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### Charges taken from the Fund under specific conditions

Performance fee	No
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- The ongoing charges figure is fixed at 0.50%
- It excludes payments related to interest on borrowing and portfolio transaction costs, except in the case of transaction fees payable to the custodian.
- Ongoing charges are deducted from capital which will assist the income yield but may constrain capital growth.
- For details of the actual charges, please contact your financial adviser/distributor.

## Past performance



Source: FE fundinfo 2022

- You should be aware that past performance is not a guide to future performance.
- Fund launch date: 22/12/2016.
- Share/unit class launch date: 22/12/2016.
- Performance is calculated in GBP.
- Performance is shown inclusive of all charges, except entry charges.
- Performance is shown on a total return basis (on the basis that distributable income has been reinvested).

## Practical information

- Further information about the Fund including the Prospectus, Supplementary Information document, latest annual and half-yearly reports is available free of charge at [www.tbaileyfs.co.uk](http://www.tbaileyfs.co.uk). All documents are available in English only.
- This Key Investor Information is prepared for TB Guinness UK Equity Income Fund, a compartment of the TB Guinness Investment Funds, a UCITS. The Prospectus and periodic reports referred to above are prepared for the entire UCITS.
- Each compartment is a segregated portfolio of assets and those assets can only be used to meet the liabilities of, or claims against, that compartment.
- Latest prices are published at [www.tbaileyfs.co.uk](http://www.tbaileyfs.co.uk).
- The Fund's home Member State is the UK and this may have an impact on the personal tax position of the investor. Please seek professional advice from your Financial Adviser if you are unsure.
- The depositary of the Fund is NatWest Trustee and Depositary Services Limited.
- T. Bailey Fund Services Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the Fund.
- Details of the up to date remuneration policy which includes a description of how remuneration and benefits are calculated and the identities of the persons responsible for awarding remuneration and benefits, are available at [www.tbaileyfs.co.uk](http://www.tbaileyfs.co.uk) and a paper copy will be available free of charge upon request.
- Other share classes are available in this fund: (Z early investor Income shares GBP, Y clean Accumulation shares GBP, Y clean Income shares GBP, O overseas Accumulation shares GBP and O overseas Income shares GBP) please see separate Key Investor Information document(s) for details. Investors have the right to request a switch to other share classes of this fund.
- The Fund is authorised in the UK and is regulated by the Financial Conduct Authority.
- T. Bailey Fund Services Limited is authorised in the UK and is regulated by the Financial Conduct Authority.