

Pre-sale Costs & Charges

Purpose

This document provides you with costs and charges information about this Fund. It is not marketing material. The information is required by law and you are advised to read it so you can make an informed decision about whether to invest.

The Mercantile Investment Trust plc - GBP

GB00BF4JDH58

Annual Charges

	JP Morgan Inv A/c or JP Morgan Junior ISA				JPM ISA			
	Lump Sum Investment		Regular Savings Plan		Lump Sum Investment		Regular Savings Plan	
	%	£5,000	%	£100 mth	%	£5,000	%	£100 mth
Product Costs	1.55%	£77	1.54%	£10	1.55%	£77	1.54%	£10
Service Costs	0.70%	£35	0.92%	£6	0.80%	£40	1.08%	£7
Total	2.25%	£112	2.46%	£16	2.35%	£117	2.62%	£17

These illustrations show how charges differ depending on investment amounts, account type and Regular Savings Plans versus lump sums. Certain costs are charged prior to investment (e.g. Government Stamp Duty), and will reduce the amount invested into the product. Such entry costs will only apply to the initial investment, and will not be incurred in subsequent years.

Itemisation of Charges *(assuming a lump sum investment amount of £5,000)*

	Description	Inv A/c / Junior ISA		JPM ISA		
		%	Costs	%	Costs	
Product Costs	One-Off Costs	Entry and Exit costs	0.00%	£0	0.00%	£0
	Ongoing Costs	The Annual Management Charge and other fund expenses	1.15%	£57	1.15%	£57
	Transaction Costs	Costs incurred by us buying and selling underlying investments	0.20%	£10	0.20%	£10
		Stamp Duty	0.20%	£10	0.20%	£10
Incidental Costs	The impact of the performance fee	0.00%	£0	0.00%	£0	
Service Costs	One-Off Costs	Entry and Exit costs e.g. Stamp Duty & Dealing Fees	0.50%	£25	0.50%	£25
	Ongoing Costs	Holdings in ISA accounts incur an annual charge of 0.1%	0.00%	£0	0.10%	£5
	Transaction Costs	Dealing fees (£10/trade but waived if via a regular savings plan)	0.20%	£10	0.20%	£10
	Ancillary Costs	Costs related to ancillary services not included above	0.00%	£0	0.00%	£0
	Incidental Costs	The impact of the performance fee	0.00%	£0	0.00%	£0

With effect from January 2018, external research costs will be paid by J.P. Morgan Asset Management, and will no longer be included in transaction costs.

The Effect of Costs on the return of your investment

£5,000 investment - Assumed net growth rate of 5% p.a.	1Yr	5Yr	
Amount to be invested (before entry costs)	£5,000	£5,000	In the first year, without fees, the performance you could have achieved would be 6.63%, after fees the performance achieved is 4.27%. This equates to a reduction in profit of £118
Net Amount Invested (after entry costs)	£4,965	£4,965	
What you might get back if there were no charges at all	£5,331	£6,892	
What you might get back after charges	£5,213	£6,337	

All data is sourced by J.P. Morgan Asset Management and all data is at the document date unless indicated otherwise.

The total charges deducted for each fund will have an impact on the investment return you might get. Whilst performance can't be guaranteed, we can give you examples of how the charges will affect what you might get back. The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

General Disclosures: Before investing, obtain and review the current Prospectus, Key Information Document (KID) and the Key Features Document/Terms & Conditions for this fund which are available from JPMorgan Asset Management Marketing Limited. Information from communications with you will be recorded, monitored, collected, stored and processed consistent with our EMEA Privacy Policy (available at jpmorgan.com/pages/privacy).

Further Information: A copy of the Prospectus, Key Information Document (KID) and latest annual and semi-annual financial report in English can be downloaded or ordered online from <http://www.jpmorgan.co.uk/investor> or are available free of charge upon request from our UK-based Investor Services Team on 0800 20 40 20 (or +44 1268 44 44 70 if calling from outside the UK) or by writing to J.P. Morgan Asset Management, Client Administration Centre, PO Box 12272, Chelmsford, CM99 2EL. Telephone lines are recorded to ensure compliance with our legal and regulatory obligations and internal policies.