

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

Moray Place Investment Company (the "Company")

Share Class: Income Shares

ISIN Code: GB00B7X9XH05

Authorised Corporate Director (ACD): Yealand Fund Services Limited

Investment Objective and Policy

The Company's objective is to protect and increase (in that order) the purchasing power of its investors' capital over the long term.

The Company will aim to meet its objective through long-only positions primarily in shares issued by established companies listed on recognised stock exchanges throughout the world. The Company may also invest in other transferable securities, including shares, corporate bonds, government and public securities and warrants, units in collective investment schemes (regulated and unregulated), money-market instruments, deposits and gold.

The Company will not "short" securities, will not invest in derivatives or immovables and will not borrow to invest. In exceptional circumstances, the Company may borrow to meet cashflow and liquidity constraints; such borrowings are not expected to exceed 90 days. In addition, the Company has no intention to engage in short-term trading activities.

The Company's portfolio will be constructed without reference to any index.

A Glossary of Definitions which provides definitions to some of the technical language used in this document is available from www.yealand.com/policies.

Dealing frequency: Shares in the Company may be bought or sold on the 15th or last business day of each month or, if any such day is not a Business Day, the immediately following Business Day.

Distribution policy: Any income this unit class generates will be paid out to investors annually.

Target Market

A typical investor in the Company will be a sophisticated individual investor, who will understand the risks involved in investing in shares and the associated risks which are set out in Section 12 of this Prospectus.

A typical investor will be an individual who has at least a five-year investment horizon and is prepared to accept the higher market price volatility associated with investment in a primarily equity-based Fund, such as the Company. This Company is suitable for investors who can afford to set aside their capital for at least 5 years.

Risk and reward profile



The calculation of the risk and reward indicator is based on 5 years of historical (actual or simulated) information so may not be a reliable indication of the future risk profile of the Company.

The risk category shown is not a target or a guarantee and may change over time. Investors are advised that the lowest category does not mean a risk free investment.

The risk indicator for this Company reflects the following:

The value of investments in the Company and the income from them may go down as well as up and you may not get back your original investment when you sell your shares.

During unusual market conditions, the risks normally experienced by the Company may increase significantly, and in addition, the Company may be subject to the following risks.

Market Risk: External factors can cause an entire asset class to decline in value which would result in a decrease in the value of investments.

Currency Risk: As the Company may invest in overseas securities, movements in exchange rates may, when not hedged, cause the value of your investment to increase or decrease.

Liquidity Risk: adverse market conditions may affect the ability to sell certain assets when necessary. Reduced liquidity may have a negative impact on the price of assets.

Bond risk: The Company will be exposed to bonds, the prices of which will be impacted by factors including; changes in interest rates, inflation expectations and perceived credit quality.

Collective Investment Scheme risk: The Company may invest in other collective investment schemes and as such a Company will bear its portion of the expenses of the other collective investment scheme, including management, performance and/or other fees.

For full details of all the risks that could affect the Company, please refer to the Prospectus.

Charges

The ACD receives an annual fee, which is included in the ongoing charges shown here. Ongoing charges are the same for all investors in the same class.

For more information about charges, please see the “Charges” section in the Company’s Prospectus which is available from the ACD.

Charges taken from the Company over a year:

Ongoing charges 0.42%

The Ongoing charges figure is based on expenses as at 30 September 2025 and this figure may vary.

One-off charges taken before or after you invest:

Entry charge None

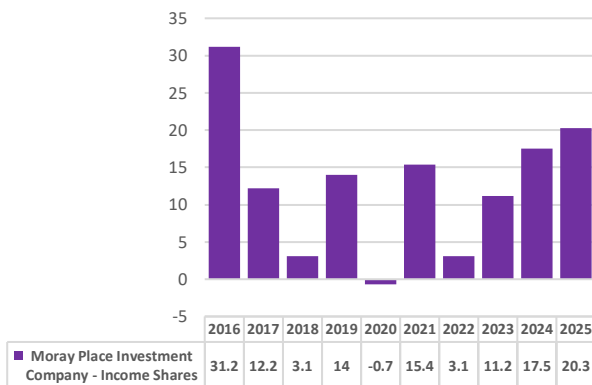
Exit charge 5% in respect of redemptions of shares within 2 years; 2% in respect of redemptions of shares between 2 years and 5 years; none in respect of redemptions of shares after 5 years

Charges taken from the Company under specific conditions:

Performance fee None

Past returns

Total Return %



Past returns are not necessarily a guide to future returns.

- The company launched on 15 May 2012
- Returns are calculated in pounds sterling

All charges and fees, except any exit charges, have been included within the returns calculation. Please see the section on Charges for more details.

Practical information

Depository - NatWest Trustee & Depository Services Limited

This Non-UCITS Retail Scheme Key Investor Information (NURSKII) document may not contain all the information you need. For additional information on the Company, on other share classes of this Company and on other Funds managed by Yealand Fund Services Limited, or to obtain a free copy of the Company’s Prospectus or the latest Reports and Accounts, call the information line or write to the registered office, details of which are below. The Prospectus and shareholder reports are in English. For recent share prices go to www.yealand.com.

Investors should note that the tax legislation that applies to the Company may have an impact on the personal tax position of their investment in the Company.

Contact your adviser to discuss tax treatment, suitability of this investment, and other questions.

Yealand 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 Company.

Details of the ACD’s most recent remuneration policy, including 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.yealand.com/important-information/. A paper copy is available free of charge upon request.

This Non-UCITS Retail Scheme Key Investor Information Document is accurate as at 16 February 2026.

Yealand Fund Services Limited

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This Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority.
Yealand Fund Services Limited is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Firm Reference Number: 530809.