

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

The VT De Lisle American Fund (“the Fund”) a sub-fund of The Mulben Investment Funds (“the Company”) Class B (GBP) Net Accumulation (ISIN: GB00B3QF3G69)

The Fund is an Open Ended Investment Company. De Lisle Partners LLP is the Investment Manager and Valu-Trac Investment Management Ltd is the Authorised Corporate Director of the fund.

Objectives and investment policy

The Fund will invest primarily in company shares and other investments in America and may invest in Canada.

The Fund will invest in U.S. company shares but may also invest in non-US companies that trade on U.S. exchanges; these are known as American Depositary Receipts (ADRs).

In addition the Fund may invest in Exchange Traded Funds (ETFs); most are open-ended management investment companies which can be traded on major stock exchanges similarly to a normal company share. Most aim to accurately mirror the performance of an index in order to give you the same return (less charges) as that index.

The Fund has the discretion to invest in a range of investments as described above.

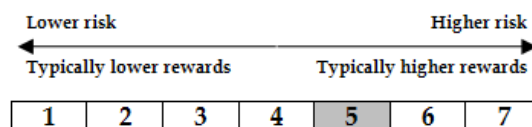
Any income the Fund generates will be reinvested to grow the value of your investment. You can buy and sell shares on any business day in London.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

For full investment objectives and policy details please refer to the prospectus.

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.



- The Fund is ranked 5 because funds of this type have experienced relatively high rises and falls in value in the past. Please note that even the lowest risk class can lose you money and that extreme market circumstances can mean you suffer severe losses in all cases. The lowest category does not mean “risk free”. The indicator does not take into account the following risks of investing in this Fund:
- The Fund may invest in cash and cash equivalent securities to try to protect its value in times of market uncertainty but this may not always be successful.
- Investing overseas can bring additional returns and spread risk to different markets. There are risks, however, that changes in currency exchange rates may reduce the value of your investment.
- Investing in other open ended collective investment schemes may expose investors to increased risk due to restrictions on withdrawals, less strict regulations and use of derivatives.

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	2.00% *
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 charge	1.09%
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Charges taken from the Fund under specific conditions

Performance Fee	NONE
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- Switching charge (for switching into the Fund from another fund) 0.00%

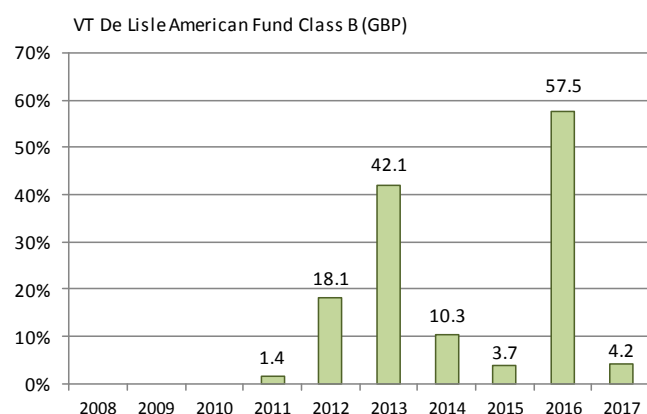
The ongoing charge is based on the current expenses chargeable and net asset valuation as at 30 September 2017. It excludes the costs of buying or selling assets for the Fund (unless these assets are shares of another fund).

You may also be charged a dilution levy on entry to or exit from the Fund.

For more information about charges, please see section 13 of the prospectus.

* The ACD may waive the initial charge at its discretion.

Past performance



- You should be aware that past performance is not a guide to future performance.
- The past performance in the chart shown opposite is net of tax and charges but excludes the entry charge that may be paid on the purchase of an investment.
- The share class was launched on 09/08/2010.
- The Fund launched on 09/08/2010.
- Performance is calculated in Pound Sterling.

Practical Information

- This document is issued by Valu-Trac Investment Management Ltd and contains information on the Class B (GBP) Net Accumulation share class only.
- You can get further information regarding the Fund, copies of the prospectus and the annual reports and accounts and half yearly reports and accounts in English, free of charge, from Valu-Trac Investment Management Ltd, Orton, Moray, IV32 7QE or from our website: www.valu-trac.com.
- You can also visit our website, call us on 01343 880344, or look on the website: www.fundlistings.com for the latest share prices.
- The Fund is a sub-fund of the Company. The Prospectus and annual or half yearly reports and accounts contain information about the Company and all of its sub-funds.
- Each of the sub-funds of the Company is segregated by law. This means that the assets of this Fund may not be used to pay the liabilities of other sub-funds of the Company.
- Shares in other classes may be available. Details are set out in the Prospectus. It may be possible to switch your investment at any time for shares in other classes within the Fund or for shares in a class within a different sub-fund. For further information on switching please contact Valu-Trac Investment Management Limited by calling 01343 880 344.
- The Depositary of the Fund is National Westminster Bank Plc.
- Please note that the tax laws of the United Kingdom may impact your own tax position.
- Details of the up to date remuneration policy of Valu-Trac Investment Management Limited which includes a description of how remuneration and benefits are calculated and the identities of the persons responsible for awarding remuneration and benefits, is available at www.valu-trac.com and a paper copy is available free of charge upon request.
- Valu-Trac Investment Management Ltd 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.

The Fund is authorised in the United Kingdom and regulated by the Financial Conduct Authority. Valu-Trac Investment Management Limited is authorised in the United Kingdom and regulated by the Financial Conduct Authority.

This key investor information is accurate as at 31/12/2017.