MORAY PLACE INVESTMENT COMPANY

REPORT AND FINANCIAL STATEMENTS
for the year ended 30 September 2017

CONTENTS

ABOUT YOUR COMPANY

Moray Place Investment Company (MPIC) was formed on 2 May 2012 as an open-ended investment company and commenced trading on 15 May 2012. It is regulated and authorised by the Financial Conduct Authority in the UK as a non-UCITS retail scheme. The company is intended to be a low-cost, long-term investment vehicle for like-minded private investors. It is straightforward and free of the conflicts of interest that bedevil the professional money management industry.

MPIC's objective is to preserve and grow (in that order) the purchasing power of its investors' capital. The investment manager believes that it is most meaningful to assess MPIC's progress over a full economic cycle, which is typically 5-10 years. Over this time frame, useful comparators include UK consumer price inflation, the yield on long-dated gilts, and equity indices.

MPIC expects to achieve its objective primarily through owning shares in established companies listed on stock exchanges around the world. It will not borrow, use derivatives, short-sell securities, or invest in property directly.

The investment approach is uncomplicated, disciplined and patient. The investment manager also believes that it is conservative, if idiosyncratic. MPIC is not designed to appeal to a broad constituency. It is only suitable for investors who are capable of evaluating the merits and risks of such an approach: if you cannot, or it makes you uncomfortable, or it simply does not suit your psychology, you should not invest.

Value of company at 30 September 2017	£68,678,318
Authorised Corporate Director (ACD)	Valu-Trac Investment Management Limited
Investment manager	Hollis Capital Limited
Minimum investment	Initial: £100,000 Subsequent: £10,000
Dealing spread	1%
Ongoing charges	0.51%
Performance fee	Not applicable
Initial charges	Not applicable
Redemption charges	5% for sales within 2 years of purchase; 2% for sales between 2 and 5 years of purchase *Paid to MPIC, not to the ACD or investment manager*
Ex-dividend date	30 September
Dividend date	30 November

FINANCIAL SUMMARY

	At and for the year ended				
	30 Sept 2017	**30 Sept 2016**	**30 Sept 2015**	**30 Sept 2014**	**30 Sept 2013**
Value of company	£68.7m	£51.4m	£34.2m	£28.3m	£22.8m
Shares outstanding					
Accumulation	27.3m	22.2m	19.1m	17.0m	14.5m
Income	5.7m	5.6m	5.4m	5.1m	4.4m
NAV per share *(mid price)*					
Accumulation	210.4p	186.9p	141.0p	128.4p	121.9p
Income	200.4p	180.3p	136.7p	125.9p	120.8p
Dividend per share					
Accumulation	2.66p	2.28p	1.80p	1.45p	1.04p
Income	2.56p	2.22p	1.80p	1.45p	1.04p
Effective liquidity	22%	25%	22%	26%	29%
Ongoing charges	0.51%	0.58%	0.61%	0.63%	0.79%
Portfolio turnover	8%	9%	10%	3%	7%

	Cumulative gain to 30 Sept 2017	
	5 years	**Since inception**
NAV per accumulation share	102%	110%
Comparators		
UK Consumer Price Index	8%	9%
Index of the annual yield on the longest dated gilt	16%	18%
FTSE All-Share Total Return Index	61%	74%

Notes
The company started trading on 15 May 2012 when shares were issued at 100p each.
Effective liquidity includes the investment in gold; all the current constituents are shown on p.9.
The ongoing charges ratio is based on the actual charges and the average NAV during the period.

Dear fellow shareholders

Moray Place Investment Company exists first to protect and then to grow the purchasing power of its investors' capital. My first letter to shareholders in 2012 outlined how, and over what period, I would assess MPIC's progress. Those comments are repeated in full on page six, as part of a reiteration of the guiding principles by which I manage the company.

Progress so far

A core belief of mine is that a single year is not a meaningful period over which to assess MPIC's progress. I stated in my first letter to shareholders that I would evaluate the company's results over a full economic cycle. As each cycle varies in length, for simplicity I committed to comment on periods of five and ten years.

This is the first report since MPIC's fifth anniversary. In my 2012 letter I stated that I would gauge the company's progress against three benchmarks, which I review below. This report also includes two new tables that summarise progress so far. The table at the bottom of page two shows MPIC's returns against those three comparators. The table on page 25 gives another perspective on the company's results compared to the Consumer Price Index (CPI).

1. *The UK Consumer Price Index*
   There are numerous measures of purchasing power. A popular yardstick is inflation in the prices of consumer goods, sometimes called the "cost of living". Measured by the UK CPI, British living costs have risen by 9% since MPIC's inception.

2. *The yield on UK long-dated gilts*
   Consumer goods are only a part of personal expenditure. Moreover, the UK CPI measures historical changes in purchasing power – and the past may be a poor guide to the future. In contrast, one can interpret the yield on long-dated gilts as a comprehensive, informed and impartial estimate of the nominal return needed to sustain purchasing power in future.

   The yield on long-dated gilts also represents a return that British residents can achieve with little effort, stress or expense. Investing in MPIC involves effort, stress and expense. Thus, I think it reasonable to expect that the company's returns should exceed the gilt yield. At the end of September, the yield on the longest dated gilt was 1¾%.

   (Note that the indexed figure in the table opposite is the sum of the start-of-year yields on the longest dated gilt. It is not the investment return from that gilt; it does not include the capital gain or loss that results from changes in its price.)

3. *The UK FTSE All-Share Index*
   MPIC is not an equity fund; it is an investment company designed to grow the purchasing power of its capital. However, in most circumstances, I expect quoted equites to be the primary means of achieving this objective. Thus, an index of quoted equity returns is a useful comparator for MPIC. The FTSE All-Share Total Return Index is a guide to the returns from quoted UK equities, including dividends.

The company's results since May 2012 are pleasing, but unsustainable. It has not been a full economic cycle. It has been a time of rising asset prices, extraordinarily low and falling interest rates, and buoyant corporate profitability. Central banks' monetary policies have elevated asset prices to induce a feeling of prosperity. This has flattered MPIC's returns. MPIC's equities have benefited from a significant upward revaluation in their share prices compared to their underlying business values. I regard this revaluation gain as one-off in nature – a windfall. Indeed, over time, it may even unwind. I continue to believe that a reasonable long-term expectation for MPIC is an annual gain in purchasing power of between zero and 5%.

The principles behind MPIC's portfolio have not varied since inception, and the thinking little. From the start, over 70% of the company's assets have been in equities, with the rest in liquidity. Perhaps the most notable change has been to the composition of the liquidity. Today 12½% of the portfolio is in gold, with another 2% in Franco-Nevada, a company that owns royalties on gold mines. I do not regard gold as an investment, but as a form of liquidity and as insurance against extreme outcomes. So far, the insurance has been redundant. It may not always be so.

However, the company has paid a large insurance premium by holding liquidity. Since May 2012, the total return on MPIC's equity investments has been 150%, while its various forms of liquidity have earned 15%. Equities have dominated the company's portfolio throughout. Yet, with hindsight, I have erred in having too little in equities.

Hindsight is unforgiving, which is one reason why investing is emotionally taxing. Shelby Davis, the American investment manager, used an analogy to describe the investor's challenge. He said, "To sail across the ocean you must balance making progress in fair weather with the ability to withstand the inevitable storms. Those who only think of storms will never leave the shore. Those who think only of fair weather will never reach the other side." I have structured MPIC to be an all-weather portfolio. So far, we have had only fair weather.

Bad headlines but good news

The outlook is uncertain. The world faces problems and experimental monetary policies never seen before. However, while today's situation is unique, uncertainty and grave threats are not new.

I was born in 1967. At the time, I have subsequently discovered, a political crisis engulfed the UK following a currency devaluation. Since then, there has been a continuous stream of bad news. The purchasing power of the pound in my pocket has fallen by another 94%. Prophets predicted global cooling in the 1970s and global warming in the 1990s. Doomsters wrote best-selling books called *The Population Bomb*, *The Limits to Growth, The Millennium Bug* and *Peak Oil*. Stockmarkets crashed by a quarter in two days in 1987 and halved twice between 2000 and 2009. And we have had US Presidents who were dishonest, suffered from Alzheimer's, incompetent… and Donald Trump.

The previous 50 years were worse. That period included two world wars, a global depression, the 1918 'flu pandemic, and a widespread zeal for communism. Amartya Sen, the economist and philosopher, argues that human progress is freedom. If so, the communist experiment may have been the biggest tragedy of all. The headlines must have been terrible.

However, news headlines can be distracting and misleading. In his essay, *Avoid News*, Rolf Dobelli contends that news is a form of entertainment, sugar for the mind. It is easy to digest, but potentially toxic. Consuming news can cause harm by inducing an overly pessimistic outlook, as well as by absorbing attention. Herb Simon, the polymath Nobel Prize winner, argued decades ago that it is our attention that is scarce, not information. A wealth of news can create a poverty of attention.

The good, unreported news is that each day free men try to improve the lives of their families by thinking, adapting and co-operating. As a result, around the world, people's lives are getting longer, less violent, more equal and freer. We should direct our attention to free man's ingenuity and entrepreneurial spirit. It is important, but does not feature in the headlines because it is undramatic and repetitive.

Throughout the past century the outlook was uncertain and bad news dominated the headlines. Yet for the investor, the reality was that owning businesses was not just a durable form of long-term savings, it was the most profitable. The key was to maintain a long-term perspective.

Remarkably, this outcome held worldwide through a variety of circumstances, including boom, bust, panic, hyperinflation, socialism, apartheid, dictatorship and world war.

There is a caveat: man must be free to own private property. Business owners lost everything in St Petersburg in 1917 and Shanghai in 1949, when all claims on private property were decreed worthless. However, burghers and investors need to be wary of all governments, not just communist ones. Even the US government has defaulted on its obligations to its own citizens. For instance, in 1933 it banned the ownership of gold by individuals, forcing conversion into US dollars. Within a year, the government devalued the US dollar by 40% compared to gold.

Businesses are the dominant institutional form through which man solves problems, satisfies needs and thus creates wealth. Companies are wealth-creating machines. Investing in quoted companies is akin to being in a sidecar attached to a motorbike. The best experience combines a reliable motorbike, a trustworthy driver and not overpaying for the ride.

Long-term optimism and resilience

My long-term optimism about owning businesses is not a belief that all is well in the world. It is a belief that the odds favour human ingenuity, that life is improving even if it is steeped in bad news, misfortune and grief. To me, optimism is maintaining the long-term perspective on the important news while having the resilience to cope with the inevitable, continuous setbacks along the way.

Financial academics and many investors obsess about fluctuations in market prices, but I think that the more important concept is resilience. Resilience is the ability to survive misfortune, adapt to change and flourish in good times. It is a remarkable trait in man. It is also the defining trait of good businesses.

Resilience is the feature I seek to imbue in MPIC. I strive to shape the company to survive unpredictable storms with minimal stress, yet benefit from improving worldwide living standards. The following features contribute to this resilience.

- MPIC has no borrowings, no derivatives and does no shorting.
- It is a pool of long-term savings from like-minded co-investors.
- Its portfolio is dominated by seasoned businesses led by people whose values I respect.
- Gold is an important constituent of the company’s liquidity. Gold has been the world’s most durable store of purchasing power throughout recorded history. I believe that it enhances MPIC’s resilience because gold’s virtues tend to be most appreciated during business slumps and stockmarket panics.

My governing principle in managing MPIC is to do as I would be done by. Thus, the company is a low-cost, tax-efficient savings vehicle for growing the long-term purchasing power of its investors’ capital. I have, and will maintain, most of my own capital invested in MPIC.

All co-investors have invested their personal savings in MPIC on their own initiative. Thank you for your trust, patient support and long-term optimism in the company.

Peter Hollis

I introduced my first letter to shareholders in 2012 by stating that all enduring human endeavours and relationships appear to have a commitment to common goals and shared values. To help potential co-investors assess whether they share my goals and values, I outlined the objectives and guiding principles by which I manage MPIC. They are repeated below, with an alteration to the reference about undated gilts, which no longer exist, and an explanation for my final principle. They are principles, so I do not expect significant changes in coming years; however, they may evolve as I continue to learn from new insights as well as from my mistakes.

Investment objective and appropriate gauges of progress

One key to attracting and keeping like-minded co-investors is that we gauge progress by the same yardstick. Moreover, that yardstick needs to be stated at the start of the relationship.

The essence of investment is to defer consumption today so that one may consume more in future. Hence, MPIC's objective is to preserve and grow (in that order) the purchasing power of its investors' capital. In deferring consumption today one might wish, for instance, to buy more groceries, property or education in future. All would represent valid standards by which to assess progress. However, for ease, I will compare MPIC's results against three benchmarks.

1. *The UK Consumer Price Index*
   Spending power is most commonly evaluated with respect to consumer goods. One basic hurdle for MPIC is thus to grow faster than UK consumer goods inflation.

2. *The yield on UK long-dated gilts*
   Consumer goods are only a part of personal expenditure. Perhaps the most comprehensive gauge of the expected erosion of purchasing power is the yield on UK long-dated gilts. This yield can be interpreted as the market's best guess of the nominal return required at least to sustain the purchasing power of pound sterling in the future.

3. *The UK FTSE All-Share Index*
   MPIC is not an equity fund, but it does expect primarily to use quoted equities as the means of achieving its objective. An equity index is thus an informative comparator, as well as a test of whether MPIC is preserving its investors' purchasing power in one specific form of assets: publicly quoted companies.

Note, first, that the comparators are UK-oriented. This seems appropriate as most of MPIC's owners are British with predominantly pound sterling commitments and liabilities. Second, I do not believe that a single year is an informative time frame over which to assess progress. I believe that the most appropriate period is an economic cycle, not the time it takes the earth to orbit the sun. Thus, I will compare MPIC's returns against its three comparators over a full economic cycle. The economic cycle varies in length, but for simplicity I will define it as a minimum of five years and maximum of ten, and comment on both periods.

My guiding principles

Another way of assessing whether there is a community of interest with my investment values is to compare your investing beliefs, or principles, with mine. These are mine:

- *I will treat your investment in MPIC as I would treat my own*
  I have, and will maintain, most of my personal capital in MPIC.

- *Costs matter*
  While the investment results of MPIC will be volatile and inherently uncertain, I am certain of one thing: costs erode long-term returns. Therefore, MPIC aspires to be one of the lowest cost investment companies available to private investors.

- *Long-term thinking*
  I will invest so as to be untroubled if markets were to close for five years. Expect turnover of investments within MPIC to average less than 10% each year.

- *Independent thinking*
  My investment philosophy is to be conservative, but not conventional. I will shun excessively popular, fashionable investments. I believe that an important paradox in investment is that the more popular an idea becomes, the less profitable it is likely to be.

- *Long-term optimism on man's instincts to trade, barter and exchange goods and ideas*
  I believe that this is the true source of durable prosperity and wealth. Rising living standards are largely derived from accumulated knowledge and new ideas, which is only constrained by human ingenuity and imagination.

- *Long-term pessimism on the value of government promises*
  The logic of politicians is to trade short-term, obvious benefits for long-term, less obvious costs. This undermines the worth of government-backed promises, such as paper money and sovereign bonds. One consequence of this process is inflation, which I believe to be at source a political phenomenon. It has been one of the tragedies of modern financial academic work to label government bonds "risk-free".

- *The role of quoted equity investments*
  I believe that the long-term ownership of exceptional businesses run by honest people is the best means of allowing the investor to participate in the general tendency for global living standards to rise, while simultaneously protecting his capital from inflation. Quoted equity securities allow the investor to part-own a variety of high quality businesses around the world, at remarkably low cost. Consequently, it is likely that investments in quoted equities will dominate the portfolio.

- *Risk and uncertainty cannot be avoided*
  Business and investing are complex, unpredictable and fraught with uncertainty. I do not believe that government bonds are risk-free; I do not believe that investment risk can be quantified; and I do not believe in smooth progress. MPIC is designed to cope with investment risk and uncertainty, not to eliminate it.

- *Progress will be lumpy*
  Quoted equities represent claims on corporate cash flows, yet their market prices have proved far more volatile than their underlying business values. Historically, publicly listed businesses have suffered widespread, general falls in market prices in approximately one calendar year in three. Indeed, dramatic declines of over 30% have occurred at some point in most decades. I do not believe that MPIC can avoid such characteristic downturns in business and stockmarket cycles, but it will seek to survive them without undue distress.

- *I will discourage investors who cannot commit funds for at least five years*
  MPIC is an open-ended investment company. If funds flow in *and out,* the company's returns may be compromised, to the detriment of the remaining shareholders. Thus, there is an exit charge for all redemptions within five years, which is paid into MPIC to compensate the remaining shareholders. (The charge is not paid to the ACD or the investment manager.)

Peter Hollis

PORTFOLIO AT 30 SEPTEMBER 2017

Security	Country	Holding	Value (£)	%	*30 Sept 2016*
Markel	US	7,400	5,881,799	8.6%	
Fairfax Financial	Canada	11,000	4,208,505	6.1%	
Jardine Strategic	Singapore	90,000	2,894,368	4.2%	
Svenska Handelsbanken A	Sweden	240,000	2,696,807	3.9%	
JD Wetherspoon	UK	200,000	2,512,000	3.7%	
VP	UK	262,221	2,189,545	3.2%	
Admiral Group	UK	110,000	1,992,650	2.9%	
Hansa Trust A	UK	165,000	1,579,875	2.6%	
Hansa Trust Ords	UK	25,000	241,875		
WH Soul Pattinson	Australia	190,000	1,778,825	2.6%	
Philip Morris International	US	21,000	1,748,460	2.5%	
Progressive Corp	US	48,000	1,723,238	2.5%	
Next	UK	30,000	1,568,250	2.3%	
Moody’s	US	15,000	1,553,040	2.3%	
Investor B	Sweden	40,000	1,471,019	2.1%	
Rights & Issues Investment Trust	UK	66,000	1,423,950	2.1%	
Lloyds Banking Group	UK	2,000,000	1,351,500	2.0%	
Strayer Education	US	20,000	1,313,316	1.9%	
US Bancorp	US	30,000	1,201,231	1.7%	
Wm Morrison Supermarkets	UK	500,000	1,171,250	1.7%	
Franco-Nevada	Canada	20,000	1,160,769	1.7%	
Sofina	Belgium	10,000	1,144,254	1.7%	
Royal Dutch Shell B	UK	40,000	916,300	1.3%	
Nestle	Switzerland	14,000	873,663	1.3%	
Atlas Copco B	Sweden	30,000	865,537	1.3%	
GBL	Belgium	10,000	783,788	1.1%	
RLI Corp	US	18,000	770,824	1.1%	
Motor Oil (Hellas)	Greece	43,071	750,843	1.1%	
Greggs	UK	50,000	621,000	0.9%	
Graham Holdings B	US	1,300	565,483	0.8%	
Spirax-Sarco	UK	10,213	562,992	0.8%	
AMERCO	US	2,000	551,884	0.8%	
CF-Alba	Spain	12,000	545,592	0.8%	
Colruyt	Belgium	14,000	534,767	0.8%	
Wells Fargo warrants (28.10.18)	US	32,000	512,286	0.7%	
Liberty SiriusXM C	US	15,000	471,764	0.7%	
Alleghany Corp	US	1,100	448,912	0.7%	
Imperial Oil	Canada	16,000	378,653	0.6%	
Ocean Wilsons Holdings	UK	30,000	327,000	0.5%	
Remgro	South Africa	25,000	283,681	0.4%	
Soc. Fin. des Caoutchoucs	Luxembourg	8,000	212,630	0.3%	
Total equities			***53,784,125***	***78.3%***	*75.6%*

PORTFOLIO AT 30 SEPTEMBER 2017

Security	Country	Holding	Value (£)	%	*30 Sept 2016*
US 0.625% Inflation-protected Treasury 2021	US	750,000	624,715	0.9%	
US 0.125% Inflation-protected Treasury 2019	US	750,000	586,803	0.9%	
US 0.125% Inflation-protected Treasury 2018	US	700,000	553,354	0.8%	
UK 0.125% Index-linked Gilt 2024	UK	400,000	515,826	0.8%	
UK 1.25% Index-linked Gilt 2017	UK	300,000	426,751	0.6%	
UK 0.125% Index-linked Gilt 2019	UK	300,000	349,265	0.5%	
Royal Canadian Mint Gold ETR	Canada	280,000	2,841,691	4.1%	
Perth Mint Gold ETF	Australia	249,328	2,409,402	3.5%	
Central Fund of Canada	Canada	200,000	1,892,552	2.8%	
Sprott Physical Gold Trust	US	200,000	1,562,104	2.3%	
Cash and equivalents	Various		3,330,191	4.8%	
Total effective liquidity			***15,092,654***	***22.0%***	*24.6%*
Adjustment to revalue assets from mid to bid			*-198,461*	*-0.3%*	
Total portfolio			**68,678,318**	**100%**	

Statement of total return

For the year ended 30 September	Notes		2017		2016
		£	£	£	£
Income					
Net capital gains	2		5,845,074		11,250,209
Revenue	3	1,181,373		863,990	
Expenses	4	(316,549)		(241,792)	
Finance costs: interest	5	(5,829)		-	
Net revenues before taxation		858,995		622,198	
Taxation	6	(42,716)		(35,275)	
Net revenues after taxation			816,279		586,923
Total return before dividends			6,661,353		11,837,132
Finance costs: dividends	5		(871,205)		(628,243)
Change in net assets attributable to shareholders from investment activities			5,790,148		11,208,889

Statement of changes in net assets attributable to shareholders

For the year ended 30 September	2017	2016
	£	£
Opening net assets attributable to shareholders	51,366,077	34,216,661
Amounts receivable on creation of shares	10,797,789	5,436,317
Amounts payable on cancellation of shares	-	-
Dividends accumulated	724,304	504,210
Change in net assets attributable to shareholders from investment activities (see above)	5,790,148	11,208,889
Closing net assets attributable to shareholders	68,678,318	51,366,077

Balance sheet

At 30 September	Notes	2017 £	2017 £	2016 £	2016 £
Assets					
Investment assets			65,348,127		48,499,520
Debtors	7	246,032		180,174	
Cash and bank balances	8	3,466,043		2,875,091	
Total other assets			3,712,075		3,055,265
Total assets			69,060,202		51,554,785
Liabilities					
Creditors	9	(234,983)		(64,675)	
Dividend payable		(146,901)		(124,033)	
Total liabilities			(381,884)		(188,708)
Net assets attributable to shareholders			68,678,318		51,366,077

For the year ended 30 September 2017

1 Accounting policies

(a) The financial statements have been prepared in compliance with FRS 102 and in accordance with the Statement of Recommended Practice for Authorised Funds (SORP) issued by the Investment Association (IA) in May 2014. The functional currency of the Company is sterling.

(b) Dividends on equities are recognised when the security is quoted ex-dividend. Bond interest is accrued daily into the Company. An adjustment is made to the amount of income recognised in bonds using the effective interest yield basis. Interest on deposits is accounted for on an accruals basis. Other revenue is accounted for on receipts basis. Accumulation of revenue, relating to accumulation shares held in the company, is not included in the amount available for distribution.

Equalisation received by the way of distributions from OEICs or unit trust investments is not included in revenue but is reflected as a reduction in the book cost of that investment.

(c) The ordinary element of stocks received in lieu of cash dividends is recognised as revenue of the Company, and where applicable is included in the distribution. In the case of an enhanced stock dividend the value of the enhancement is treated as capital.

(d) Special dividends are treated as repayments of capital or revenue depending on the facts of each particular case.

(e) All expenses are accounted for on an accruals basis and other than those relating to the buying and selling of investments, all expenses are charged to the revenue of the Company.

(f) Where the revenue from investments exceeds the expenses of the Company, annual dividends are paid to all holders of income shares. In all cases, tax vouchers will be issued to shareholders.

(g) The Company is not more than 60% invested in qualifying investments (as defined by S468L ICTA 1988) and where applicable will pay a dividend distribution.

(h) The listed investments of the Company have been valued at bid market prices at 4.30pm UK time on 29 September 2017. Suspended securities are valued initially at the suspended price but are subject to constant review.

(i) All transactions in foreign currencies are converted into sterling at the rates of exchange ruling at the date of such transactions. Foreign currency assets and liabilities at the end of the accounting period are translated at the exchange rates at the closing valuation point and any gains or losses taken to capital.

(j) Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Deferred tax assets are recognised only to the extent that the ACD considers that it is more likely than not there will be taxable profits from which underlying timing differences can be deducted.

(k) In certain circumstances the ACD may charge a dilution levy on the sale or repurchase of shares. The levy, which is paid into the Company, is intended to cover certain charges not included in the bid market value of the Company, used in calculating the share price, which could have a diluting effect on the performance of the Company.

2 Net capital gains

	2017 £	2016 £
The net capital gains comprise:		
Currency gains	15,712	181,596
Non-derivative securities gains – unrealised	3,914,826	10,667,574
– realised	1,917,337	402,778
Custodial transaction charges	(2,801)	(1,739)
Total net capital gains	5,845,074	11,250,209

3 Revenue

	2017 £	2016 £
UK dividends	542,780	259,711
Overseas dividends	617,950	576,759
Bond income	20,643	27,520
Total revenue	1,181,373	863,990

4 Expenses

	2017 £	2016 £
Payable to the Authorised Corporate Director, associates of the Authorised Corporate Director, and agents of either of them:		
ACD fee	273,537	203,827
Payable to the depositary, associates of the depositary, and agents of either of them:		
Depositary and safekeeping fees	37,370	31,957
Other expenses:		
Audit fee	5,700	5,700
FCA fee	(58)	308
	5,642	6,008
Total expenses	316,549	241,792

5 Finance costs

	2017 £	2016 £
Negative interest on deposits	5,829	-
Dividend for the year	871,205	628,243
Reconciliation of dividend:		
Net revenue after taxation	816,279	586,923
Equalisation on subscriptions	54,926	41,320
Dividend for the year	871,205	628,243

6	**Taxation**	**2017 £**	**2016 £**
(a)	**Analysis of charge in the year**		
	Irrecoverable income tax	42,716	35,275
	Total current tax charge for the year (note 6b)	42,716	35,275

(b) Factors affecting current tax charge for the year

The tax assessed for the year is lower than the standard rate of corporation tax in the UK for an open-ended investment company of 19.5% (2016 20.0%). The differences are shown below.

	2017 £	2016 £
Net revenues before taxation	858,995	622,198
Corporation tax at 19.5% (2016 20.0%)	167,504	124,440
Effects of:		
Revenue not subject to UK corporation tax	(226,342)	(167,294)
Current year expenses not utilised	58,838	42,854
Overseas tax expenses	42,716	35,275
Current tax charge for year (note 6a)	42,716	35,275

(c) Provision for deferred taxation

At 30 September 2017 there is a potential deferred tax asset of £198,217 (2016 £139,379) in relation to surplus management expenses. It is unlikely the Company will generate sufficient taxable profits in the future to utilise this amount and therefore no deferred tax asset has been recognised.

7	**Debtors**	**2017 £**	**2016 £**
	Accrued revenue	121,723	108,933
	Tax reclaimable	124,309	71,226
	Outstanding trades	-	15
	Total debtors	246,032	180,174

8	**Cash and bank balances**	**2017 £**	**2016 £**
	Cash and bank balances	3,466,043	2,875,091

9	**Creditors**	**2017 £**	**2016 £**
	Accrued expenses	74,634	64,675
	Unsettled trades	160,349	-
	Total creditors	234,983	64,675

10	**Share movement**	**Income shares**	**Acc. shares**
	Shares outstanding at 1 October 2016	5,581,544	22,155,240
	Shares issued during the period	152,629	5,123,956
	Shares cancelled during the period	-	-
	Shares converted during the period	-	-
	Shares outstanding at 30 September 2017	5,734,173	27,279,396

11	**Related party transactions**	**2017**	**2016**
		£	**£**
	Authorised Corporate Director's fees and Investment Manager's fees were payable to the following related parties during the period:		
	Valu-Trac Investment Management Limited	20,353	20,000
	Hollis Capital Limited	253,184	183,827
	The balances due to these related parties at 30 September 2017 were as follows:		
	Valu-Trac Investment Management Limited	-	-
	Hollis Capital Limited	66,278	52,395

12 Financial instruments

In pursuing its investment objective as stated on page 1, the Company holds a number of financial instruments. The Company's financial instruments comprise securities and other investments, cash balances, debtors and creditors that arise directly from its operations, for example, in respect of sales and purchases awaiting settlement, amounts receivable for issues and payable for redemptions and debtors for accrued revenue.

The main risks arising from the Company's financial instruments, those of its underlying holdings and the ACD's policies for managing these risks are summarised below. These policies have been applied throughout the year.

Market price risk

Market price risk is the risk that the value of the Company's investment holdings will fluctuate as a result of changes in market prices caused by factors other than interest rate or foreign currency movement. Market price risk arises mainly from uncertainty about future prices of financial instruments the Company holds. It represents the potential loss the Company might suffer through holding market positions in the face of price movements.

The Company's investment portfolio is exposed to market price fluctuations, which are monitored by the ACD in pursuance of the investment objective and policy as set out in the Prospectus.

Adherence to investment guidelines and to investment and borrowing powers set out in the Instrument of Incorporation, the Prospectus and in the rules of the Financial Conduct Authority's Collective Investment Schemes Sourcebook mitigates the risk of excessive exposure to any particular type of security or issuer.

Foreign currency risk

Foreign currency risk is the risk that the value of the Company's investment holdings will fluctuate as a result of changes in foreign currency exchange rates.

The Company's investment portfolio can be invested in holdings that are registered overseas, and this means that the balance sheet can be affected by movements in foreign exchange rates. Revenue received in other currencies is converted to sterling on or near the date of receipt.

A portion of the net assets of the Company is denominated in currencies other than sterling with the effect that the balance sheet and total return can be affected by currency movements. If foreign exchange rates at the balance sheet date had been 10% higher or lower while all other variables remained the same the return attributable to shareholders for the year ended 30 September 2017 would have increased or decreased by £4,916,087 (2016 £3,861,164).

The currency exposure at 30 September 2017 consists of:

	Monetary assets		Non-monetary assets		Total net assets	
	2017	2016	2017	2016	2017	2016
	£	£	£	£	£	£
Sterling	1,988,721	2,347,603	17,361,198	10,347,856	19,349,919	12,695,459
Australian Dollar	0	0	4,146,437	3,426,628	4,146,437	3,426,628
Canadian Dollar	2,846	1,154	10,470,511	6,957,728	10,473,357	6,958,882
Euro	470,552	171,878	4,002,223	3,511,008	4,472,775	3,682,886
S.African Rand	5,371	0	283,890	0	289,261	0
Swedish Kroner	952,922	178	5,098,559	5,051,842	6,051,481	5,052,020
Swiss Franc	36,445	16,218	887,940	861,285	924,385	877,503
US Dollar	9,186	338,060	22,961,517	18,334,639	22,970,703	18,672,699
Total	3,466,043	2,875,091	65,212,275	48,490,986	68,678,318	51,366,077

Interest rate risk

Interest rate risk is the risk that the capital value or income of the Company's investments will fluctuate as a result of changes in interest rates.

The Company currently does not invest in floating rate securities. The Company does hold cash balances which are subject to variable interest rates.

At the period end date 9.5% of the Company's assets by value were interest bearing.

Maturity of financial liabilities

The financial liabilities of the Company at 30 September 2017 are payable either within one year or on demand.

Liquidity risk

The Company's assets comprise mainly of readily realisable securities. The main liability of the Company is the redemption of any shares that its investors wish to sell. Assets of the Company may need to be sold if insufficient cash is available to finance such redemptions.

Credit risk

Certain transactions in securities that the Company enters into expose it to the risk that the counterparty will not deliver the investment for a purchase, or cash for a sale after the Company has fulfilled its responsibilities. The Company only buys and sells investments through brokers which have been approved by the ACD as acceptable counterparties and fund management companies. In addition, limits are set to the exposure to any individual broker that may exist at any time and changes in brokers' financial ratings are reviewed.

Fair value disclosure

All investments are valued using prices for identical instruments in active markets.

13 Contingent assets and liabilities

At 30 September 2017, the Company had no contingent liabilities or commitments.

14 Portfolio transaction costs	**2017 £**	% of purchases	**2016 £**	% of purchases
Analysis of total purchase costs:				
Purchases before transaction costs	16,105,238		6,823,610	
Commissions	14,628	0.09	10,542	0.15
Taxes	23,156	0.14	11,696	0.17
Total purchase costs	37,784	0.23	22,238	0.32
Total purchases plus transaction costs	16,143,022		6,845,848	
	£	% of sales	**£**	% of sales
Analysis of total sale costs:				
Sales before transaction costs	5,298,148		3,573,324	
Commissions	4,487	0.08	1,669	0.05
Taxes	67	0.00	16	0.00
Total sale costs	4,554	0.08	1,685	0.05
Total sales less transaction costs	5,293,594		3,571,639	
	£	% of average net assets	**£**	% of average net assets
Analysis of total transaction costs:				
Commissions	19,115	0.03	12,211	0.02
Taxes	23,223	0.04	11,712	0.02
	42,338	0.07	23,923	0.04

For the year ended 30 September	Income shares 2017	2016	2015
Change in net assets per share			
Opening net asset value per share	180.3p	136.7p	125.9p
Return before operating charges †	23.7p	46.7p	13.4p
Operating charges	(1.0p)	(0.9p)	(0.8p)
Return after operating charges	22.7p	45.8p	12.6p
Dividend on income shares	(2.6p)	(2.2p)	(1.8p)
Closing net asset value per share	200.4p	180.3p	136.7p
† after direct transaction costs of	0.13p	0.06p	0.08p
Returns			
Total return after charges	12.6%	32.6%	9.8%
Other information			
Closing net asset value	£11.5m	£10.1m	£7.3m
Closing number of shares	5.7m	5.6m	5.4m
Operating charges	0.51%	0.58%	0.61%
Direct transaction costs	0.07%	0.04%	0.06%
Share prices			
Highest offer price	206.8p	181.2p	148.5p
Lowest bid price	178.3p	141.6p	134.1p

For the year ended 30 September	Accumulation shares 2017	2016	2015
Change in net assets per share			
Opening net asset value per share	186.9p	141.0p	128.4p
Return before operating charges †	24.5p	46.8p	13.4p
Operating charges	(1.0p)	(0.9p)	(0.8p)
Return after operating charges	23.5p	45.9p	12.6p
Closing net asset value per share	210.4p	186.9p	141.0p
Retained dividend on accumulation shares	2.7p	2.3p	1.8p
† after direct transaction costs of	0.13p	0.06p	0.08p
Returns			
Total return after charges	12.6%	32.6%	9.8%
Other information			
Closing net asset value	£57.4m	£41.4m	£27.0m
Closing number of shares	27.3m	22.2m	19.1m
Operating charges	0.51%	0.58%	0.61%
Direct transaction costs	0.07%	0.04%	0.06%
Share prices			
Highest offer price	214.3p	187.8p	151.0p
Lowest bid price	184.7p	145.8p	136.6p

AUTHORISED CORPORATE DIRECTOR'S REPORT

The rules of the Financial Conduct Authority's Collective Investment Schemes Sourcebook require the Authorised Corporate Director to prepare financial statements for each accounting period which give a true and fair view of the financial affairs of the Company and of its revenue or expense for the period. In preparing these financial statements the Authorised Corporate Director is required to:

- comply with the Prospectus and applicable accounting standards, subject to any material departures which are required to be disclosed and explained in the financial statements
- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in operation for the foreseeable future

The Authorised Corporate Director is required to keep proper accounting records and to manage the Company in accordance with the regulations and the Prospectus. The Authorised Corporate Director is responsible for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Director's statement

In accordance with the requirements of the Financial Conduct Authority's Collective Investment Scheme's Sourcebook, we hereby certify the annual report.

Anne A. Laing CA

Neil J. Smith MA BA CA

Valu-Trac Investment Management Limited
Authorised Corporate Director

The Depositary must ensure that the Company is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes Sourcebook, the Investment Funds Sourcebook, the Open-Ended Investment Companies Regulations 2001 (SI 2001/1228) (the OEIC Regulations), as amended, the Financial Services and Markets Act 2000, as amended, (together "the Regulations"), the Company's Instrument of Incorporation and Prospectus (together "the Scheme documents") as detailed below.

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Company and its investors.

The Depositary is responsible for the safekeeping of all custodial assets and maintaining a record of all other assets of the Company in accordance with the Regulations.

The Depositary must ensure that:

- the Company's cash flows are properly monitored and that cash of the Company is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, redemption and cancellation of shares are carried out in accordance with the Regulations;
- the value of shares in the Company is calculated in accordance with the Regulations;
- any consideration relating to transactions in the Company's assets is remitted to the Company within the usual time limits;
- the Company's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ("the AIFM") are carried out (unless they conflict with the Regulations).

The Depositary also has the duty to take reasonable care to ensure that the Company is managed in accordance with the Regulations and the Scheme documents in relation to the investment and borrowing powers applicable to the Company.

Having carried out such procedures as we consider necessary to discharge our responsibilities as Depositary of the Company, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Company, acting through the AIFM:

(i) has carried out the issue, sale, redemptions and cancellation, and calculation of the price of the Company's shares and the application of the Company's income in accordance with the Regulations and the Scheme documents of the Company, and
(ii) has observed the investment and borrowing powers and restrictions applicable to the Company.

National Westminster Bank Plc
1 October 2017

Opinion

We have audited the financial statements of Moray Place Investment Company ("the Company") for the year ended 30 September 2017 which comprise the Statement of Total Return, Statement of Change in Net Assets Attributable to Shareholders, Balance Sheet, the related Notes to the Financial Statements and the dividends. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Generally Accepted Accounting Practice including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Company's shareholders, as a body, in accordance with Rule 4.5.12 of the Collective Investment Schemes sourcebook ("the COLL Rules") issued by the Financial Conduct Authority under the Open-Ended Investment Companies Regulations 2001. Our audit work has been undertaken so that we might state to the Company's shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the financial position of the Company at 30 September 2017 and of the net revenue and the net capital gains on the scheme property of the Company for the year then ended; and
- have been properly prepared in accordance with the IA Statement of Recommended Practice for Authorised Funds, the rules of the Collective Investment Schemes Sourcebook of the Financial Conduct Authority and the Instrument of Incorporation.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are described further in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the ACD's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the ACD has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The ACD is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the COLL regulations

In our opinion, based on the work undertaken in the course of the audit:

- proper accounting records for the Company have been kept and the accounts are in agreement with those records;
- we have received all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit; and
- the information given in the report of the ACD and in the report of the authorised fund manager for the period is consistent with the financial statements.

Responsibilities of the Authorised Corporate Director

As explained more fully in the Authorised Corporate Director's Responsibilities Report set out on page 18, the ACD is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and for such internal controls as the ACD determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the ACD is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the ACD either intends to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the ACD.
- Conclude on the appropriateness of the ACD's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Johnston Carmichael LLP, Chartered Accountants
Statutory Auditor, Elgin

Authorised Corporate Director's charges

The annual ACD charges are £20,000, indexed each year to the Consumer Price Index from 1 October 2014, plus the investment management fee. The annual investment management fee is currently equal to:

1. 0.50% of the net asset value of the Company on the first £20 million; and
2. 0.35% of the net asset value of the Company thereafter.

Dividend

All the revenue of the Company will be paid as dividends to shareholders on or before 30 November each year.

Issue and redemption of shares

Valu-Trac Investment Management Limited is the Registrar. Valu-Trac Investment Management Limited will receive requests for the purchase or sale of shares at any time during normal business hours. Instructions may be given by telephone (01343 880344) and by sending an application form. Application forms are available from the Registrar.

Dealing is possible on the 1st and 15th (or the next business day) of each month. The price of shares will be determined by a valuation of the Company's net assets at 4.30pm on the dealing day.

The ACD has the right to reject, on reasonable grounds relating to the circumstances of the applicant, any application for shares in whole or part, and in this event the ACD will return any money sent, or the balance of such monies, at the risk of the applicant.

Any subscription monies remaining after a whole number of shares has been issued will not be returned to the applicant. Instead, smaller denomination shares will be issued.

A contract note giving details of the shares traded and the price used will be issued by the Registrar by the end of the third business day following the valuation point.

Ownership of shares will be recorded by an entry on the Company's Register of Shareholders. Certificates will not be issued. Annual statements will show the number of shares held by the recipient on which the dividend is paid. Individual statements of a shareholder's (or, when shares are jointly held, the first named holder's) shares will also be issued at any time on request by the registered holder.

Where shares are redeemed, payment will be made not later than the close of business on the fourth business day following the trade date. The minimum value of shares that a shareholder may hold is £100,000 at cost. The ACD may at its discretion accept subscriptions lower than the minimum amount.

A redemption charge is payable on any shares redeemed within five years of purchase. The redemption charge is paid to the Company to compensate continuing shareholders; it is not paid to the ACD or the investment manager.

The most recent issue and redemption prices are available from the ACD.

Alternative Investment Fund Managers Directive

Under the EU's Alternative Investment Fund Managers Directive (AIFMD) 2013, the Company has been designated an Alternative Investment Fund. The ACD, Valu-Trac Investment Management Limited, has been appointed as the Alternative Investment Fund Manager (AIFM). The AIFMD has had little impact on the operating costs or management of MPIC.

To comply with the AIFMD, information about the AIFM's remuneration policies and disclosures is available from Valu-Trac Investment Management Limited on its website. The Company does not employ any staff directly from the AIFM, so there are no quantitative disclosures in this report.

Taxation

The Company will pay no corporation tax for the year ended 30 September 2017 and capital gains within the Company will not be taxed.

The information below on taxation is a general summary, and shareholders should consult their tax advisers about their own circumstances. Shareholders should also note that the position as outlined may change to reflect future changes in tax legislation.

Individual shareholders

Tax on dividends
HM Revenue and Customs changed the taxation of dividends on 6 April 2016. Dividend tax credits were abolished and replaced by an annual dividend allowance. UK resident shareholders are now subject to new, higher rates of tax on dividend income in excess of the annual allowance. The actual rate charged depends on the individual's tax rate band.

Capital gains tax
Individual shareholders resident in the UK for tax purposes may be liable to capital gains tax on realisation of their shares as with other chargeable assets. Presently each year there is a tax-free allowance for individuals. Gains in excess of that amount are charged at the rate of tax applicable to the individual taxpayer.

ISAs
Individuals resident in the UK for tax purposes may invest each year in Individual Savings Accounts (ISAs), free of income and capital gains tax. The ISA allowance for the 2017/18 tax year is £20,000. The ACD offers a simple, zero-charge ISA which is invested solely in MPIC accumulation shares. For each investor the overall minimum initial and subsequent investment in MPIC still applies. Further details may be obtained from the ACD.

Corporate shareholders

Companies resident in the UK for tax purposes which hold shares should note that OEIC dividends are streamed into both franked and unfranked income. The unfranked income element will be treated as an annual payment which is subject to tax. On realisation of their shares, UK resident companies may be liable to pay corporation tax on any capital gains.

Advantages of investing through an open-ended investment company

Moray Place Investment Company is an open-ended investment company (OEIC). Investing through an OEIC offers considerable advantages for private investors compared to managing their own portfolio directly or through a financial adviser. These advantages include:

- The full-time attention of an experienced professional investor
- Participation in a diversified portfolio of assets
- The OEIC does not incur capital gains tax on transactions within its portfolio. Investors thus defer any capital gains tax liability until they sell their shares in the OEIC
- The OEIC is able to offset management and administration costs against taxable income. It is not possible to do this with the costs of directly managed portfolios or financial adviser fees
- Less paperwork and record-keeping

HISTORICAL INFORMATION

	Value of company	NAV per acc. share (1)	Dividend per inc. share	Consumer Price Index (2)	Real NAV per acc. share (1)/(2)*100
At and for the period ended					
15 May 2012		100.0p		100	**100**
30 Sept 2012	£15.6m	104.1p	nil	101	**103**
30 Sept 2013	£22.8m	121.9p	1.04p	103	**118**
30 Sept 2014	£28.3m	128.4p	1.45p	105	**123**
30 Sept 2015	£34.2m	141.0p	1.80p	104	**135**
30 Sept 2016	£51.7m	186.9p	2.22p	105	**177**
30 Sept 2017	£68.7m	210.4p	2.56p	109	**194**
Gain since inception					
Cumulative		110%		9%	**94%**
Annualised		14.8%		1.5%	**13.1%**

Notes
The company started trading on 15 May 2012 when shares were issued at 100p each.
The UK CPI in May 2012 was 95.9. It has been rebased to 100 to aid comparability.
Real NAV is the net asset value per accumulation share deflated by the UK CPI.

CORPORATE DIRECTORY

ACD, AIFM and Registrar	Valu-Trac Investment Management Limited Orton Moray IV32 7QE Telephone: 01343 880344 Fax: 01343 880267 E-mail: mpic@valu-trac.com Authorised and regulated by the Financial Conduct Authority Registered in England No 2428648
Director	Valu-Trac Investment Management Limited as ACD
Investment Manager	Hollis Capital Limited 28 Walker Street Edinburgh EH3 7HR Authorised and regulated by the Financial Conduct Authority
Depositary	National Westminster Bank Plc Younger Building 1st Floor, 3 Redheughs Avenue Edinburgh EH12 9RH Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority
Auditor	Johnston Carmichael LLP Chartered Accountants Commerce House South Street Elgin IV30 1JE