

Key Investor Information Document

This document provides you with key investor information about this fund. It is not marketing material. The information is intended 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.

MCB YIELD FUND

A MUR denominated sub-fund of MCB Unit Trust (Citi Code: K2JY). This Fund is managed by MCB Investment Management Co Ltd, part of MCB Group

Objectives and Investment Policy

MCB Yield Fund adopts an active management approach within a low risk strategy with the primary objective to yield at least 1% above the average savings rate offered by commercial banks in Mauritius over any given financial year.

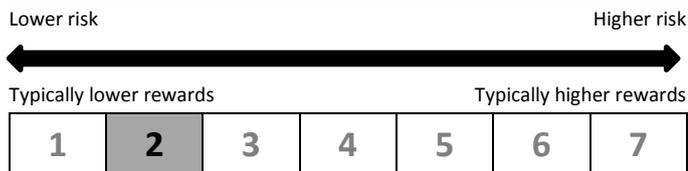
The investment objective of the Fund makes it suitable for investors who require high current income and who are willing to accept certain volatility from stock markets. The fund should be considered by anyone seeking to benefit from high yield investments, obtain a regular and

predictable income flow and have a higher exposure to fixed income instruments than to equities.

Units can be bought and sold once a week on every Friday. Proceeds of repurchases are usually paid to unit holders within 10 business days after the processing date.

All net distributable income is paid out to unit holders twice a year in February and August in the forms of dividends. Unit holders can then elect to reinvest their dividends at no entry fee.

Risk and Reward



The risk category 2 reflects a potentially lower gain and/or loss in the value of the portfolio. This is due to investments principally in fixed income securities with a predictable income flow.

Historical data such as that used to calculate the synthetic indicator cannot be considered as a reliable indication of the Fund's future risk profile.

Fund Charges

The charges and costs are used to cover the Fund's operating costs. These charges reduce the potential growth of your investment.

The risk category associated with this Fund is not guaranteed and can change over time. The lowest risk category does not mean "risk free".

Your initial investment is not guaranteed.

Significant risk(s) for the Fund include:

Interest rate risk: A substantial part of the Fund is invested in bonds, the values of which usually rise and fall in response to changes in interest rates. Changes in debt instruments' value, though not affecting the interest income paid to the Fund, may affect the capital value of the Fund's units.

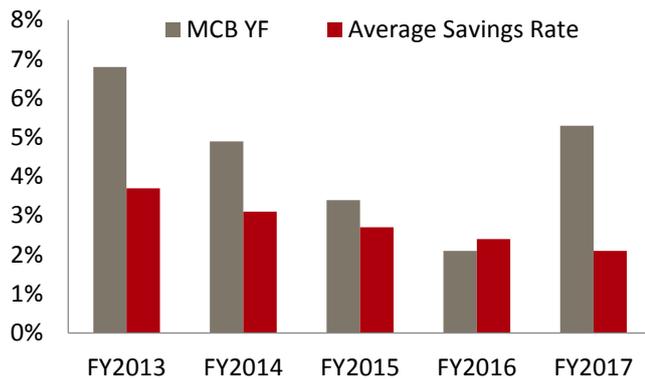
Liquidity risk: Securities that are not actively traded may not be readily convertible to cash without some loss of capital.

Ongoing charges are based on expenses for the previous twelve months, ending on 31st March 2017. It includes manager fees, trustee fees, custodian fees, registrar fees as well as ongoing charges of the underlying overseas funds and other fixed charges with the exception of entry and exit fees paid by the Fund when it buys or sells shares of another Fund. This percentage may vary from year to year.

For more information about Fund charges, please see section 6 of the prospectus entitled "expenses, main fees and charges" which is available at www.mcbim.mu/funds.

One-off charges taken before or after you invest	
Entry charge	0.75%, included in issue price
Exit charge	0.25%, included in repurchase price
The percentage shown is the maximum amount that can be paid out of your investment. You may find out the actual entry and exit charges from your financial advisor or distributor.	
Charges taken from the fund over a year	
On-going charges	1.32%
Charges taken under certain specific conditions	
Performance fee	None

Past performance



Past performance is not a guide to future results. The price of units and the income derived from them can go up as well as down and you may not get back the amount originally invested.

The return shown in the chart is based on NAV, taking account of all on going charges and assuming any income distributions are reinvested into the Fund.

Launch date of the Fund: 6th June 2003

Base currency: Mauritian Rupee (MUR)

Benchmark: Average savings rate offered by commercial banks in Mauritius + 1%

Practical information

Custodian: The Mauritius Commercial Bank Ltd

The latest prospectus, fund's daily net asset value, the annual reports, factsheets and other periodic regulatory information, as well as all other practical information, are available on www.mcbim.mu/funds.

Depending on your tax regime, any capital gains and income arising from the holdings in the Fund may be subject to taxation. We advise you to consult your financial advisor for more information with this regards.

MCB Investment Management Co 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 of the fund.

The Fund is authorized in Mauritius and regulated by the Financial Services Commission under the Securities Act 2005.

This key investor information is accurate as of end of June 2017.