

The Mercantile Investment Trust plc

Monthly Update as at 31 July 2018

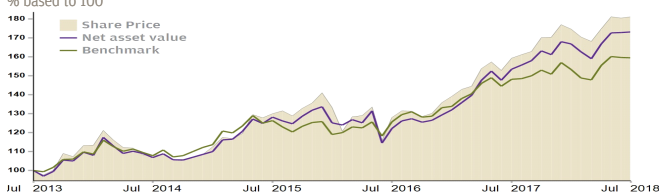
Overall Morningstar Rating™ (as at 31/07/18) **★★★★★**
Morningstar Category™ UK Mid-Cap Equity

Management Commentary

The trust outperformed over June. Positive contributors to relative returns included stock selection in general retailers and beverages. Detractors included an underweight position in mobile telecommunications and an overweight position in general industrials. An overweight position in UK soft drink provider Fever-Tree was positive for relative returns. After returning more than 90% in 2017, the stock rose a further 50% over the first half of 2018, with continued strong growth in the UK and internationally from its growing range of premium mixers. Our holding in Bellway detracted from performance during the month. Concerns about slowing in the UK housing market, combined with the ongoing political uncertainty around Brexit, have clouded the outlook for UK housebuilders. In common with other UK housebuilders, Bellway has a strong balance sheet, attractive value and cash flow characteristics, and an attractive dividend yield.

CUMULATIVE PERFORMANCE ENDING JULY 2018

% based to 100



QUARTERLY ROLLING 12M ENDING JUNE 2018

%	2017/18	2016/17	2015/16	2014/15	2013/14
Share Price	18.0	32.0	-9.3	18.1	20.4
Net asset value ^B	17.0	29.0	-8.3	14.4	17.7
Benchmark	10.5	22.3	-5.4	14.2	18.6

CUMULATIVE PERFORMANCE AS AT 31 JULY 2018

%	1 Y	3 Y	5 Y
Share price	13.7	39.3	81.1
Net asset value ^B	12.7	35.0	73.1
Benchmark	7.6	26.2	59.4

Past performance is not a guide to the future. J.P.Morgan/Morningstar. Net asset value performance data has been calculated on a NAV to NAV (using the cum income NAV with debt at fair) basis, including ongoing charges and any applicable fees, with any income reinvested, in GBP. Please note Benchmark Indices do not include fees or operating expenses and are not available for actual investment.

TOP 10 HOLDINGS AS AT 31 JULY 2018

Holding	Sector	Weight
Spirax Sarco	Industrials	3.3%
Intermediate Capital	Financials	2.3%
Bellway	Consumer Goods	2.2%
Phoenix Group	Financials	2.0%
Hiscox	Financials	2.0%
Auto Trader	Consumer Services	1.9%
Electrocomponents	Industrials	1.9%
B&M	Consumer Services	1.8%
Beazley	Financials	1.8%
Hays	Industrials	1.8%

INVESTMENT OBJECTIVE AND POLICY

Aims to achieve capital growth through investing in a diversified portfolio of UK medium and smaller companies. It pays quarterly dividends and aims to grow its dividend at least in line with inflation. The Company can hold up to 10% cash or utilise gearing of up to 20% of net assets where appropriate.

KEY FACTS

Portfolio Manager(s)/Start date	Guy Anderson (2012) Martin Hudson (1994) Anthony Lynch (2009)
Dividends Paid	February, May, August and November
Benchmark	FTSE All-Share (ex FTSE 100, ex Inv Companies) (£)
Company Broker(s)	Cenkos Securities, Winterflood Securities
Gross assets (as at 30/06/18)	GBP 2200.7m
Share price (as at 31/07/18)	219.5p
Net asset value (NAV) (as at 31/07/18) ^B	242.8p
Discount(-)/Premium	-9.6%
Total dividend for last financial year (per share)	53.00p
Financial year-end date	31 January
Prospective Dividend Yield ^C	2.7%
Potential gearing range	-10% to 20%
Actual gearing ^D	0.4

COMPANY FEES & EXPENSES

Ongoing charge (which includes): ^E	0.45%
-Annual management fee	0.45% on Market Cap
Performance fee	No

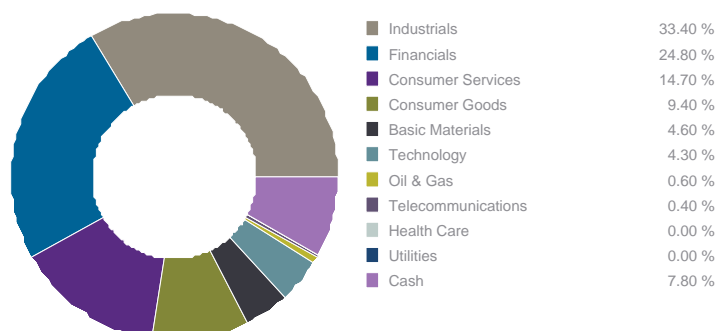
KEY RISKS

The value of investments and the income from them may fall as well as rise and investors may not get back the full amount invested. Please read the Risk Information, Explanatory Notes, Glossary of Terms and Important Information on the next page.

Any reference to companies/securities mentioned in this document is for information use only and should not be interpreted as investment advice or recommendation on those companies/securities. Any forecasts, figures, opinions, statements of financial market trends or investment techniques and strategies expressed are unless otherwise stated, J.P. Morgan Asset Management's own at the date of this document.

The Mercantile Investment Trust plc

SECTOR BREAKDOWN AS AT 31 JULY 2018 ^f



The Trust is an actively managed portfolio, holdings, sector weights, allocations and leverage, as applicable are subject to change at the discretion of the Investment Manager without notice.

RISK INFORMATION

- External factors may cause an entire asset class to decline in value. Prices and values of all shares or all bonds could decline at the same time, or fluctuate in response to the performance of individual companies and general market conditions.
- This trust may utilise gearing (borrowing) which will exaggerate market movements both up and down.
- This trust may also invest in smaller companies which may increase its risk profile.
- The share price may trade at a discount to the Net Asset Value of the company.
- The single market in which the Trust primarily invests, in this case the UK, may be subject to particular political and economic risks and, as a result, the trust may be more volatile than more broadly diversified trusts.
- Companies listed on AIM tend to be smaller and early stage companies and may carry greater risks than an investment in a company with a full listing on the London Stock Exchange.

EXPLANATORY NOTES

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^bNAV is the cum income NAV with debt at fair value, diluted for treasury and/or subscription shares if applicable, with any income reinvested. Share price performance figures are calculated on a mid market basis in GBP with income reinvested on the ex-dividend date. The performance of the company's portfolio, or NAV performance, is not the same as share price performance and shareholders may not realise returns which are the same as NAV performance.

^cProspective dividend yield is indicative and based on mid market prices, and include the declared and net prospective dividends for the current financial year.

^dGearing represents the excess amount above shareholders' funds of total investments (excluding liquidity fund holdings) expressed as a percentage of the shareholders' funds. If the amount calculated is negative, this is known as a "net cash" position.

^eOngoing charges are the management fee and all other operating expenses, excluding interest charges on any borrowing and any performance fee payable expressed as a percentage of the average daily net assets during the year.

^fNon-Benchmark holdings (where held) are classified in the appropriate sector/region. Cash is net current assets and holdings used as cash substitutes if applicable.

IMPORTANT INFORMATION

This factsheet is to provide you summary information about the Company and should not be taken as an advice or recommendation to buy or sell its shares. If you are not sure of suitability of our products for your investment needs, please contact a financial adviser. Please ensure reading important product documentation including Key Features and Terms and Conditions, Investor Disclosure Document and Annual Reports and Accounts. These documents can be obtained from JPMorgan Funds Limited or www.jpmm.co.uk/investmenttrust

COMPANY CODES

ISIN	GB00BF4JDH58
Sedol	BF4JDH5
Bloomberg	MRC LN
Reuters	MRCM.L

GLOSSARY OF TERMS

BENCHMARK COMPARISON - Comparison of the Company's performance is made with the benchmark. The benchmark is a recognised index of stocks which should not be taken as wholly representative of the Company's investment universe. The Company's investment strategy does not follow or track this index and therefore there may be a degree of divergence between its performance and that of the Company.

CASH - Net current assets including investment in liquidity funds & treasury stocks (if held) and drawn revolving credit facilities (if any) with an original maturity of less than 1 year.

DISCOUNT / PREMIUM - If the share price of an investment company is lower than the net asset value (NAV) per share, the company is said to be trading at a discount. If the share price of an investment company is higher than the net asset value (NAV) per share, the company is said to be trading at a premium. The discount/premium is shown as a percentage of the NAV.

GEARING - Gearing represents the excess amount above shareholders' funds of total assets expressed as a percentage of the shareholders' funds. Total assets include total investments and net current assets/liabilities less cash/cash equivalents and excluding bank loans of less than one year. If the amount calculated is negative this is known as a 'net cash' position.

SECTOR / GEOGRAPHICAL BREAKDOWNS - These are expressed as a percentage of total portfolio and cash. Investments in liquidity funds will be shown as cash.

TOP 10 HOLDINGS - These are expressed as a percentage of total portfolio and cash. Investments in liquidity funds / treasury stocks will not be shown in the top 10 holdings.