

The Mercantile Investment Trust plc

Monthly Update as at 31 July 2017

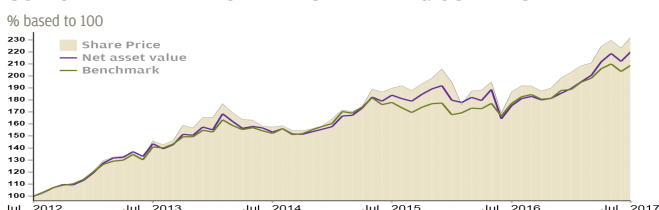
Overall Morningstar Rating™ (as at 31/07/17) ^A ★ ★ ★
Morningstar Category™ UK Mid-Cap Equity

Management Commentary

The Company's share price outperformed the benchmark in June, while the net asset value underperformed. Our holding in DS Smith, the paper and packaging company, was the most significant positive contributor to relative performance following its acquisition of a US peer. Not holding Capita, the outsourcing company, was the most significant detractor from performance as the company disposed of its asset services division at a higher price than the market was expecting. At the sector level, household goods & home construction was the leading contributor to relative performance. Support services was the most significant detractor, driven by the performance of Capita.

The result of the UK general election, though unexpected, has had a negligible short-term impact on portfolio performance. We continue to believe that UK mid- and small-cap companies offer good prospects for long-term capital growth and income.

CUMULATIVE PERFORMANCE ENDING JULY 2017



QUARTERLY ROLLING 12M ENDING JUNE 2017

%	2016/17	2015/16	2014/15	2013/14	2012/13
Share Price	32.0	-9.3	18.1	20.4	34.9
Net asset value ^B	29.0	-8.3	14.4	17.7	35.8
Benchmark	22.3	-5.4	14.2	18.6	32.8

CUMULATIVE PERFORMANCE AS AT 31 JULY 2017

%	1 Y	3 Y	5 Y
Share price	24.4	47.6	132.5
Net asset value ^B	25.6	43.7	120.3
Benchmark	17.9	37.4	108.9

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 2017

Holding	Sector	Weight
DS Smith	Industrials	2.4%
Bellway	Consumer Goods	2.1%
Inchcape	Consumer Services	2.0%
Spirax-Sarco Engineering	Industrials	1.9%
Halma	Industrials	1.9%
Intermediate Capital	Financials	1.9%
Just Eat	Consumer Services	1.8%
Auto Trader	Consumer Services	1.8%
Melrose	Industrials	1.7%
Bodycote International	Industrials	1.7%

INVESTMENT OBJECTIVE AND POLICY

The Trust 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 31/07/17)	GBP 2091.1m
Share price (as at 31/07/17)	1982.0p
Net asset value (NAV) (as at 31/07/17) ^B	2205.8p
Discount(-)/Premium	-10.1%
Total dividend for last financial year (per share)	43p
Financial year-end date	31 January
Prospective Dividend Yield ^C	2.3%
Potential gearing range	-10% to 20%
Actual gearing (as at 31/07/17) ^D	2.9%

COMPANY FEES & EXPENSES

Ongoing charges (comprises): ^E	0.48%
-Annual management fee	0.475% on Market Cap
-Operating & administrative expenses	0.08%
Performance fee	No

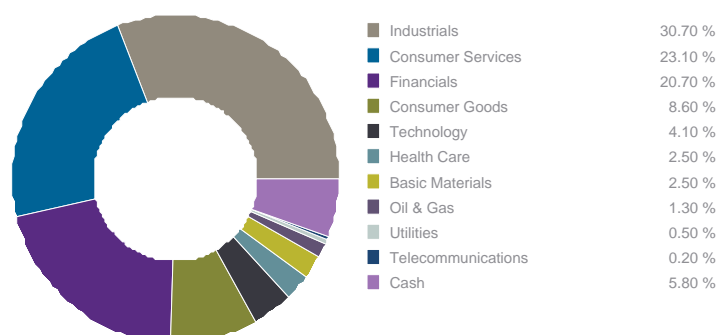
KEY RISKS

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.

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SECTOR BREAKDOWN AS AT 31 JULY 2017 ^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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^BCum income NAV with debt at fair value, diluted for treasury and/or subscription shares if applicable, with any income reinvested.

^CSource: Morningstar. Prospective 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. The ongoing charges are an estimate and have been recalculated to reflect the recent change in management fee.

^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.

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COMPANY CODES

ISIN	GB0005794036
Sedol	0579403
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.