

# Adelante REIT Growth and Income Trust

Series 12

## A 2 Year Unit Investment Trust

### Investment Objective

The trust seeks to provide investors with total return potential. Total return may include dividends, interest, capital appreciation and/or distributions. There is no guarantee that the investment objective of the trust will be achieved.

### Investment Strategy

The trust seeks to achieve its objective through investment in the common and preferred stock of real estate investment trusts and similar real estate-related companies ("REITs") and other companies. A REIT is a company that buys, develops, and/or manages income-producing real estate such as apartments, shopping centers, offices, and warehouses. REITs typically pool the capital of many investors to purchase one or more forms of real estate. The portfolio was selected by Adelante Capital Management LLC, the portfolio consultant. The portfolio consultant sought to select stocks of REITs and companies that it believes may provide sustainable and attractive current income and/or the potential for capital appreciation. In selecting securities for the portfolio, the portfolio consultant considered, among other factors, the issuers' general financial condition, competitive positioning, management strength and property-type characteristics. The portfolio consultant also sought to use its expertise and knowledge to mitigate risk through diversification, credit analysis, economic analysis and review of sector and industry trends.

### Description of Portfolio

INCEPTION DATE:	December 12, 2017
TERMINATION DATE:	December 12, 2019
INITIAL OFFER PRICE	\$10.00
MINIMUM INVESTMENT	100 units (may vary by selling firm)
NUMBER OF ISSUES:	23
DISTRIBUTIONS: <sup>1</sup>	MONTHLY (if any)
EST. NET ANNUAL 1ST YR DISTRIBUTIONS: <sup>2</sup>	\$0.4651 (per unit)
CUSIP (CASH):	83188U 103
CUSIP (REINVESTMENT):	83188U 111
FEE-BASED CUSIP (CASH):	83188U 129
FEE-BASED CUSIP (REINVESTMENT):	83188U 137
TICKER:	SMADLX

### Sales Charges<sup>3</sup> (based on a \$10 public offering price)

Standard Accounts	Initial	0.00%
Transactional Sales Charge:	Deferred	2.25%
Creation & Development Fee <sup>4</sup> :		0.50%
Maximum Sales Charge:		2.75%

The initial sales charge is paid at the time of purchase and is the difference between the total sales charge (maximum of 2.75% of the public offering price) and the sum of the remaining deferred sales charge and the total creation and development fee. When the public offering price per unit is less than or equal to \$10, you will not pay an initial sales fee. When the public offering price per unit is greater than \$10 per unit, you will pay an initial sales fee.

The deferred sales charge is a charge of \$0.225 per unit and will be deducted in three monthly installments commencing on June 20, 2018. The initial and deferred sales fees do not apply to fee-based accounts. Please see the prospectus for sales charge details.

Fee/Wrap Accounts	0.50%
Creation & Development Fee <sup>4</sup> :	0.50%
Maximum Sales Charge:	0.50%

<sup>3</sup>Percentages are based on a \$10.00 per unit offering price. For unit prices other than \$10.00, percentages of initial sales charge, creation and development fee, and deferred sales charges will vary. Early redemption will still cause payment of the deferred sales charge. The table above shows the initial offering period sales charges only.

<sup>4</sup>The creation and development fee is a charge of \$.050 per unit collected at the end of the initial offering period. If the price you pay exceeds \$10 per unit, the creation and development fee will be less than 0.50%; if the price you pay is less than \$10 per unit, the creation and development fee will exceed 0.50%. In addition to the sales charges listed, UITs are subject to annual operating expenses and organization costs.

<sup>1</sup>Distributions, if any, will be made commencing on January 25, 2018. The estimated net annual distribution is expected to decline over time because a portion of the securities included in the portfolio will be sold to pay for organization costs, creation and development fee and deferred sales charge. Distributions will fluctuate as a result of unitholder redemptions in addition to securities being sold within the portfolio. Distributions are also subject to the ability of issuers to make dividend payments in the future.

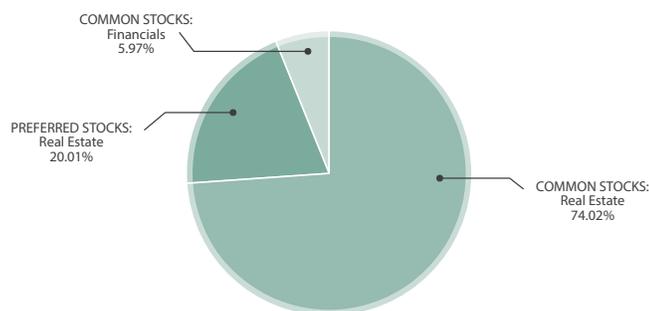
<sup>2</sup>Estimated Net Annual First Year Distribution per unit is computed by dividing the estimated annual income of the underlying securities less the expense per unit by the number of units outstanding. The estimated net annual distributions for subsequent years are expected to be less than estimated distributions for the first year because a portion of the securities included in the trust portfolio will be sold during the first year to pay for organization costs, the creation and development fee and the deferred sales charge. The actual net annual distributions will vary with changes in the trust's fees and expenses and income of the underlying securities.

**Investors should consider the trust's investment objective, risks, charges and expenses carefully before investing. The prospectus contains this and other information relevant to an investment in the trust. Please read the prospectus carefully before you invest. If a prospectus did not accompany this literature, please contact SmartTrust at (888) 505-2872 to obtain a free prospectus.**

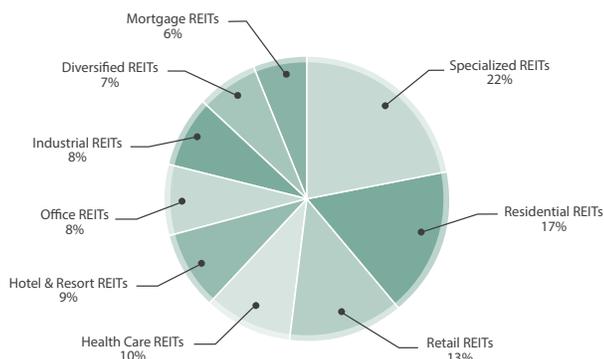
Hennion & Walsh, Inc. is a member of FINRA/SIPC. 2001 Route 46, Waterview Plaza, Parsippany, NJ 07054 (888) 505-2872 www.smarttrustuit.com

NOT FDIC INSURED • NOT BANK GUARANTEED • MAY LOSE VALUE

## Portfolio Allocation by Sector as of December 12, 2017:



## Portfolio Allocation by Sub-Industry as of December 12, 2017:



## Portfolio Holdings as of December 12, 2017:

COMMON STOCKS — 79.99%	
Financials — 5.97%	
ARI	Apollo Commercial Real Estate Finance, Inc.
Real Estate — 74.02%	
ACC	American Campus Communities, Inc.
CBL	CBL & Associates Properties, Inc.
OFC	Corporate Office Properties Trust
CUBE	CubeSmart
EQIX	Equinix, Inc.
EQR	Equity Residential
ESS	Essex Property Trust, Inc.
FCPT	Four Corners Property Trust, Inc.
HTA	Healthcare Trust of America, Inc.
HIW	Highwoods Properties, Inc.
INVH	Invitation Homes Inc.
IRM	Iron Mountain Incorporated
KIM	Kimco Realty Corporation
LHO	LaSalle Hotel Properties
MGP	MGM Growth Properties LLC
NNN	National Retail Properties, Inc.
SPG	Simon Property Group, Inc.
SUI	Sun Communities, Inc.
HCN	Welltower Inc.
PREFERRED STOCKS — 20.01%	
Real Estate — 20.01%	
DLR J	Digital Realty Trust, Inc., Series J, 5.25%
PSB W	PS Business Parks, Inc., Series W, 5.20%
REXR A	Rexford Industrial Realty, Inc., Series A, 5.875%

## Risk Considerations

Unitholders can lose money by investing in this trust. An investment in units of the trust should be made with an understanding of the risks related to the trust, such as the following:

- Security prices will fluctuate. The value of your investment may fall over time.
- The financial condition of an issuer may worsen or its credit ratings may drop, resulting in a reduction in the value of your units. This may occur at any point in time, including during the initial offering period.
- The issuer of a security may be unwilling or unable to declare dividends in the future or may reduce the level of dividends declared. This may reduce the level of distributions the trust pays which could reduce your income and cause the value of your units to fall.
- Preferred securities combine some of the characteristics of both stocks and bonds. Like bonds, the preferred securities selected for the portfolio pay a fixed rate of income and are sold on the basis of yield. However, like common stocks, they are traded on major exchanges. Preferred securities are “senior securities” which have preference over common stocks, but not debt, of an issuer.
- The trust is concentrated in securities issued by REITs. A REIT is a company dedicated to owning and, in some cases, operating income-producing real estate. Some REITs engage in financing real estate. Negative developments in the real estate industry will affect the value of your investment greater than in a more diversified investment.
- The trust invests significantly in stocks of small and mid-size companies. These stocks are often more volatile and have lower trading volumes than stocks of larger companies. Small and mid-size companies may have limited products or financial resources, management inexperience and less publicly available information.
- The trust is not actively managed. Except in limited circumstances, the trust will hold, and continue to buy, shares of the same securities even if their market value declines.
- The sponsor may offer successive Trusts with similar portfolios thereby allowing the investor to pursue the same strategy over a number of years. Investors should consider their ability to pursue investing in successive Trusts, if available. There may be tax consequences associated with investing in the Trust and rolling over an investment from one Trust to the next.