

PROPERTY PENSION

Factsheet as at 31 July 2021

FUND INFORMATION

Launch date	03 Dec 1984
Sector	ABI UK Direct Property
Currency	GBP
Price	659.00p
Fund size	£14.69m
Citi code	EU27
AMC	1.00%
TER/OCF	1.48%
Asset Class Focus	Property

The AMC is the same as the TER/OCF for all funds apart from when there is a direct holding in property. The impact of any transaction costs of buying and selling underlying investments are not included in the AMC. These are disclosed on our website and updated quarterly.

RISK RATINGS

The fund is risk rated using a 7 point scale based on 5 year volatility - the approach is broadly based on ESMA's (European Securities and Markets Authority) guidelines on the methodology used to calculate a risk and reward indicator.

This fund is rated as being 'Medium to high risk' using our risk rating scale.

There is always a risk of getting back less money than invested regardless of a fund's risk rating and you should always seek independent advice that any fund is suitable for you.

FUND SUSPENSION

We reserve the right to defer acting upon your request as sometimes the underlying assets are not always readily saleable. The maximum deferred period for all funds apart from Property is one month. Property funds have no maximum period but will only be suspended if the underlying asset is suspended and we have no other options available to us.

FUND OBJECTIVE

(Closed to new investment 17 June 2019.) (This fund was suspended from 18 March 2020 to 13 November 2020.)

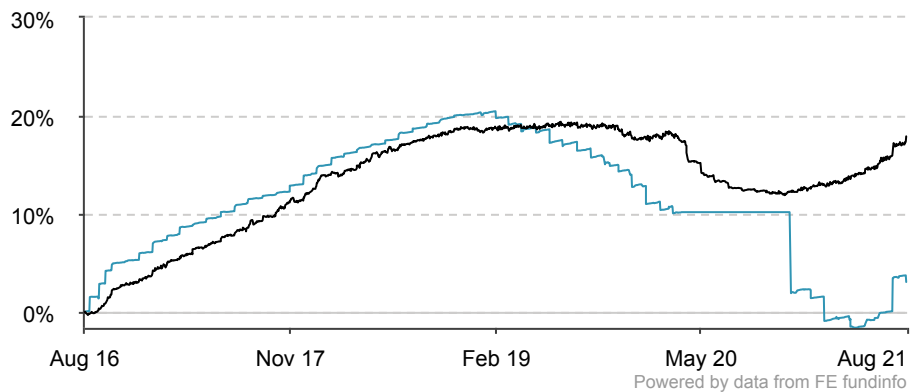
The investment objective of this fund is to provide investors with a combination of income and growth of capital consistent with a diversified commercial property portfolio. The Fund will generally invest in UK commercial property. It may also invest directly or indirectly in any UK property and continental European commercial property.

In addition to the AMC the Fund suffers a portion of the property related expenses currently around 0.48%.

FUND PERFORMANCE

The following graph and tables show the performance of the fund over various time periods compared to the fund's sector.

In the graph, performance is shown since launch if the fund is less than five years old.



- Property Pension
- ABI UK Direct Property

CUMULATIVE PERFORMANCE (%)

	1M	3M	6M	1YR	3YRS	5YRS
Fund	-0.4%	4.3%	4.0%	-6.5%	-13.2%	3.1%
Sector	1.3%	2.9%	4.4%	4.9%	0.5%	17.8%
Quartile Ranking	4	1	3	4	4	4

DISCRETE PERFORMANCE (%)

	31/07/2020 - 31/07/2021	31/07/2019 - 31/07/2020	31/07/2018 - 31/07/2019	31/07/2017 - 31/07/2018	31/07/2016 - 31/07/2017
Fund	-6.5%	-5.4%	-1.9%	6.5%	11.5%
Sector	4.9%	-5.8%	1.7%	8.1%	8.5%
Quartile Ranking	4	3	4	3	1

Performance data from FE fundinfo. Quartile ranking measures how well the fund has performed relative to its peers. The Fund's performance figures are shown after the deduction of annual management charges. 1st being top. Source: © Performance data from FE fundinfo 2019. Basis: Bid-Bid, Net income reinvested. Each fund in the FE fundinfo database is categorised within sectors. Sector performance represents the performance of the average fund in the sector.

FUND PERFORMANCE

ASSET ALLOCATION %
(AS AT 31/07/2021)

Name	Weighting
Property	81.43%
Money Market	18.57%

GEOGRAPHICAL SPLIT %
(AS AT 31/07/2021)

Name	Weighting
Outer London	26.37%
Scotland	14.58%
Central London	14.09%
North West UK	13.44%
Eastern UK	10.18%
Midlands	1.87%
South East UK	0.90%
Money Market	18.57%

SECTOR BREAKDOWN %
(AS AT 31/07/2021)

Name	Weighting
Other - Property	37.46%
Industrial - Property	22.64%
Offices - Property	17.83%
Retail - Property	3.50%
Money Market	18.57%

PRINCIPAL HOLDINGS %
(AS AT 31/07/2021)

Name
EDINBURGH, G&V
LONDON, 180 STRATFORD HIGH STREET
LONDON, 24 MINORIES
MANCHESTER, SUNLIGHT HOUSE
TRIPLE TWO CENTRE, BECKENHAM

REST ASSURED

Calls may be recorded for training or monitoring purposes.

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