

Benchmark	
Benchmark	IA UK Direct Property
ABI Sector	UK Direct Property
Identification Codes	
Sedol Code	B00L9B6
Mex Code	SBMEGP
Isin Code	IE00B00L9B61
Citi Code	FPH0
Fund Overview	
Bid (24/10/2025)	0.82
Offer (24/10/2025)	0.87
Fund size (31/08/2025)	£3.06m
Underlying Fund size	£57.03m
Number of holdings	102
Launch date	26/04/2004
Fund Charges	
Annual Management Charge (AMC)	1.60%

Further Costs

Yearly Total

Aims

Objective: The investment strategy of the fund is to purchase the L&G Property fund – the underlying fund.

Underlying Fund Objective: The fund aims to provide a combination of income and capital growth by investing at least 60% of its assets in property and property-related assets, although the exposure is typically expected to be in the region of 80% - 90%, this may vary as a result of factors such as market conditions. The fund may obtain its exposure to property through a combination of direct and indirect holdings with exposure across industry sectors (including but not limited to retail, offices, industrial, leisure, healthcare and residential) and geographies. Direct property holdings will consist of typically 45% of the funds assets, will be in property located in the UK. The fund may obtain indirect exposure to property located worldwide through listed transferable securities (such as real estate investment trusts) and collective investments schemes including those managed or operated by Legal & General. The fund may also invest in money market instruments (such as treasury bills), permitted deposits, bonds (issued by governments and public bodies), money market funds and cash. The fund may use derivatives to reduce risk or cost or generate additional capital or income with no, or an acceptably low level of risk.

Performance

1.89%

3.49%



Discrete performance - to last month end

	30/09/20 to 30/09/21	30/09/21 to 30/09/22	30/09/22 to 30/09/23	30/09/23 to 30/09/24	30/09/24 to 30/09/25
Fund	0.8%	4.2%	-13.7%	-11.6%	0.8%
Sector	2.9%	1.6%	-10.9%	0.5%	0.3%
Rank	10/13	10/12	9/12	12/12	7/12
Quartile	3	4	3	4	3

Annualised performance

	Annualised				
	3 Years to 30/09/25	5 Years to 30/09/25	10 Years to 30/09/25		
Fund	-8.4%	-4.2%	-3.3%		
Sector	-3.5%	-1.3%	-0.7%		
Rank	10/12	10/12	9/11		
Quartile	4	4	4		

Fund Managers



Name: Justin Upton

Manager of the underlying fund for: 4 years, 10 months

Important Information

- Some funds may invest in 'underlying' funds or other investment vehicles. The performance of our fund, compared to what it's invested in won't be exactly the same. That can be due to additional charges, cash management (needed to help people to enter and leave our fund when they want), tax and the timing of investments (this is known as a fund's dealing cycle, it varies between managers and can be several days).
- Source of portfolio data: Broadridge. Source of performance data: FE fundinfo. We can't predict the future. Past performance isn't a guide to future performance. The figures shown are intended only to demonstrate performance history of the fund, after allowing for the impact of fund charges and further costs, but take no account of product charges, or any Annual Management Charge paid for by the deduction of units. Charges and further costs may vary in the future and may be higher than they are now. Fund performance is based upon the movement of the daily price and is shown as total return in the fund's currency of denomination with gross income reinvested. The value of your client's investment can go down as well as up and the amount your client gets back may be less than they put in.
- This factsheet is for investment professionals and is for information purposes only. Should you wish to present any of this content to your client, please refer to similar pages on pru.co.uk. You should refer to your client's policy documentation and supporting brochures for fund availability, investment strategy, any product information and charges. Every care has been taken in populating this output, however it must be appreciated that neither Broadridge, Prudential nor their sources guarantee the accuracy, adequacy or completeness of this information or make any warranties regarding results from its usage.



Portfolio data accurate as at: 30/09/25

Top 10 Holdings

Name	% Weight	Sector	Country
1 8 GREENWICH VIEW PLACE	21.39%	Property	Direct Property and REITs
2 CAPITOL THEATRE ABERDEEN	19.67%	Property	Direct Property and REITs
3 PREMIER INN HOTEL THE WATERFR	13.31%	Property	Direct Property and REITs
4 UNITS 1 4 THE YARD, 122 EAST R	3.95%	Property	Direct Property and REITs
5 Home REIT Plc Home REIT Plc Ord	2.94%	Real Estate Investment Trusts	Direct Property and REITs
6 CITY VIEW, CRAIGSHAW DRIVE AB	2.38%	Property	Direct Property and REITs
7 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025	0.14%	Non-Classified	Non-Classified
8 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025	0.13%	Bonds	Japan
9 SUMITOMO MITSUI TRUST BANK LTD 0% 01/07/2025	0.13%	Non-Classified	Non-Classified
10 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 01/07/2025	0.13%	Non-Classified	Non-Classified

Asset Allocation Regional Allocation Property 63.64% Cash and Equivalents 29.60% 63.64% Property Non-Classified 5.72% Cash and Equivalents 29.60% Developed Europe - Excl UK 0.44% International Bonds 1.03% 0.40% Japan 0.01% **UK Corporate Bonds** Australia & New Zealand 0.14% Other Assets 5.72% North America 0.05% UK 0.01% **Asset Allocation Property Regions** THE MIDLANDS 49.64% OTHER 58.54% SOUTH EAST 20.65% OFFICE 41.46% OTHER 29.70% **Fixed Interest Currencies** Non-Fixed Interest Assets 69.36% Cash 29.60% Pound Sterling 1.04%

Important Information

- This fund invests in property and land. This can be difficult to sell so you may not be able to sell/cash in this investment when you want to. We may have to delay acting on your instructions to sell your investment.
- Other than in very exceptional circumstances we would not expect delays to be longer than six months for investments in property and land.
- You should look upon your investment in the property fund as being long-term, so 10 years or more. There are large costs when we buy and sell property. The allowance for these costs amongst other factors can lead to short-term falls in the price of units in the Property fund. The return achieved from investing in property is a combination of rental income and changes in the value of the property; which is generally a matter of a valuer's opinion rather than fact.
- For more information please refer to your policy or scheme documentation.
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