

Aims

Objective: The investment strategy of the fund is to purchase units in the Threadneedle Pensions Property Fund - the underlying fund.

Underlying Fund Objective: The fund aims to invest primarily in direct UK commercial property. It aims to generate total returns (from income and capital appreciation) that are above its benchmark, over rolling 3 year periods.

Benchmark

Benchmark	MSCI / AREF UK All Balanced Quarterly Property Fund
Sector	ABI UK Direct Property

Identification Codes

Sedol Code	B2PKMD5
Mex Code	PUS3TP
Isin Code	GB00B2PKMD53
Citi Code	B8N5

Fund Overview

Bid (19/01/2022)	220.00
Offer	n/a
Fund size (31/12/2021)	£0.17m
Underlying Fund size	£1441.84m
Number of holdings	1
Launch date	20/02/2008

Fund Charges

Annual Management Charge (AMC)	-
Further Costs	0.00%
Yearly Total	-

Performance

No data available! Please enter a valid code!

Prudential Risk Rating

Medium Risk

These funds may invest in multi-asset strategies with a higher weighting in equities (or with significant derivative use), while funds investing mainly in property, high yield or government bonds (such as UK Gilts) are also in this category.

These risk ratings have been developed by Prudential to help provide an indication of a fund's potential level of risk and reward based on the type of assets which may be held by the fund. Other companies may use different descriptions and as such these risk ratings should not be considered as generic across the fund management industry.

We regularly review our fund risk ratings, so they may change in the future. If, in our view, there is a material change in the fund's level of risk, for example due to a significant change to the assets held by the fund or in the way the fund is managed, we will provide information on the new risk rating. We recommend that you make sure you understand the risk rating of any fund before you invest.

Fund Managers



Name:	James Rigg	Nathan Hargreaves
Manager of the underlying fund for:	16 years, 7 months	16 years, 7 months

Important Information

- Please note the performance figures for this fund's benchmark are not available until around week 3 after a quarter end. So the figures shown until then might be for the previous quarter.
- 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).
- This portfolio has not been independently validated by IPD
- Source: MSCI. MSCI makes no express or implied warranties or representations and shall have no liability whatsoever with respect to any MSCI data contained herein. The MSCI data may not be further redistributed or used as a basis for other indices or any securities or financial products. This report is not approved, endorsed, reviewed or produced by MSCI. None of the MSCI data is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.
- 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 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 GBP 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 intended for the advisers of occupational pension schemes using Prudential group pension contracts and Prudential grouped personal pensions and Stakeholder pension contracts. Its purpose is to provide an insight into how investment markets and funds have performed over the period and is provided for information only. You should refer to your client's scheme documentation (e.g. Fund Guide) for fund availability, investment strategy, any scheme 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.

Holdings

Name	% Weight	Sector	Country
1 PROPERTY HOLDINGS	96.75%	Property	Direct Property and REITs

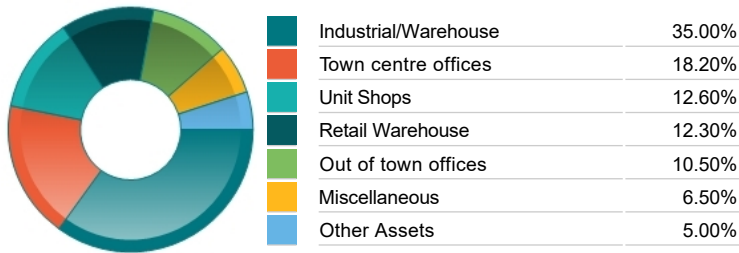
Asset Allocation



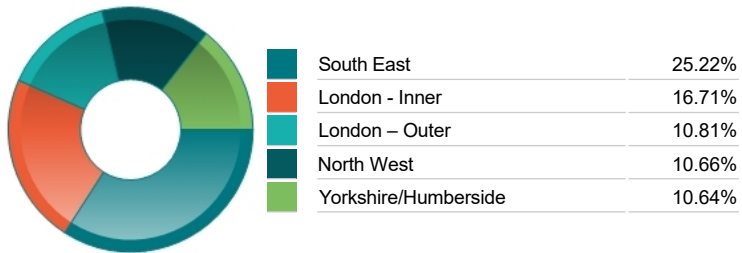
Regional Allocation



Asset Allocation



Property Regions



Equity Sector Breakdown

Property	96.75%
Cash and Equivalents	3.25%

Top Country Breakdown

Direct Property and REITs	96.75%
Cash and Equivalents	3.25%

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## Commentary

Performance as at Q4 2021 - Total returns for the UK property market continued to be positive, accelerated by a recovery in 'All Property' capital values reflecting the increase in transactional volumes. As represented by the MSCI UK Monthly Property Index, the market generated total returns of 7.9% for Q4 2021, comprising an income return of 1.2% and capital growth of 6.6%. Capital values increased by 3.5% in December alone, representing one of the highest monthly increases in values for all commercial property since the index's inception. The growth is largely driven by the continued month-on-month performance in the industrial sector and the resurgence of retail warehousing, which has benefited from growing investor recognition given its resilience to e-commerce and relevance to future shopping habits. In Q4 2021, the industrial sector recorded significant capital value growth of 12.4%, while retail capital value growth grew to 4.1% (driven by the retail warehousing sub-sector recording a 7.0% gain). The office sector recorded capital growth at 1.6%. For the quarter, the fund generated a total return of 9.1%, significantly outperforming the MSCI/AREF UK 'All Balanced' Property Fund index (the benchmark) weighted average total return of 7.5%. With the Bank of England base rate and the 'risk free' rate of 10-year gilts at such low levels, the commercial property market continues to assert its highly attractive relative income attributes. While expectations for a rise in interest rates place upward pressure on UK gilt yields (up from 0.2% at the start of 2021), property yield compression is unlikely to be tempered, as the current spread reflects a generous risk premium which should absorb modest interest rate rises over the short term. The UK property investment market performed exceptionally well in 2021 and is well placed to capitalise on positive macro socio-economic trends. The consequence of record yield compression may see assets becoming fully priced, in which case 2022 would see a greater focus on "value" as returns normalise to levels seen before the pandemic. Source: MSCI UK Monthly Property Index as at 31 December 2021.

Source: Threadneedle

## Important Information

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