

**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 (15/01/2026)	0.83
Offer (15/01/2026)	0.87
Fund size (30/11/2025)	£3.11m
Underlying Fund size	£54.93m
Number of holdings	99
Launch date	26/04/2004

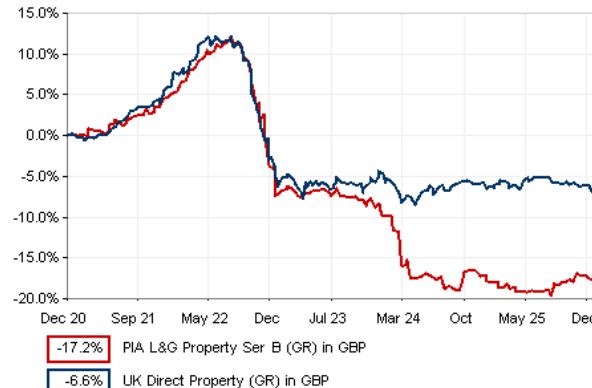
**Fund Charges**

Annual Management Charge (AMC)	1.60%
Further Costs	1.89%
<b>Yearly Total</b>	<b>3.49%</b>

**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 investment 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****Discrete performance - to last month end**

	31/12/20 to 31/12/21	31/12/21 to 31/12/22	31/12/22 to 31/12/23	31/12/23 to 31/12/24	31/12/24 to 31/12/25
Fund	5.2%	-11.8%	-2.6%	-9.2%	0.9%
Sector	6.7%	-12.2%	1.5%	-1.2%	-0.8%
Rank	11/13	9/12	10/12	9/12	8/12
Quartile	4	3	4	3	3

**Annualised performance**

	Annualised		
	3 Years to 31/12/25	5 Years to 31/12/25	10 Years to 31/12/25
Fund	-3.7%	-3.7%	-3.4%
Sector	-0.1%	-1.4%	-0.9%
Rank	10/12	10/12	9/11
Quartile	4	4	4

**Fund Managers**

Name: **Justin Upton**  
Manager of the underlying fund for: 5 years, 1 months

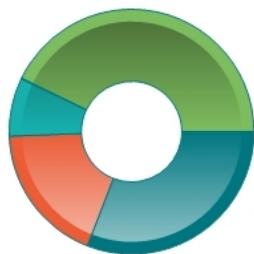
**Important Information**

- Because of changes in exchange rates the value of your investment, as well as any money you take from it, can go down as well as up.
- 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 investment can go down as well as up so you might get back less than you put in.
- This factsheet is for information purposes only. If there is information or terminology included that you would like to discuss, then please contact an adviser. Investors should refer to their 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.

## Top 10 Holdings

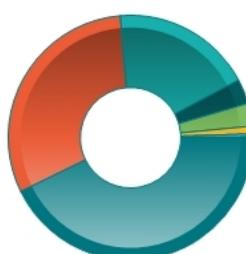
Name	% Weight	Sector	Country
1 8 GREENWICH VIEW PLACE	15.21%	Property	Direct Property and REITs
2 Home REIT Plc Home REIT Plc Ord	2.31%	Real Estate Investment Trusts	Direct Property and REITs
3 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025	1.02%	Non-Classified	Non-Classified
4 CITY VIEW, CRAIGSHAW DRIVE AB	1.01%	Property	Direct Property and REITs
5 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025	1.01%	Bonds	Japan
6 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 01/07/2025	1.01%	Non-Classified	Non-Classified
7 SUMITOMO MITSUI TRUST BANK LTD 0% 01/07/2025	1.01%	Non-Classified	Non-Classified
8 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 08/07/2025	1.01%	Non-Classified	Non-Classified
9 VERTO CAPITAL I COMPARTMENT B 0% 04/07/2025	1.01%	Non-Classified	Non-Classified
10 VERTO CAPITAL I COMPARTMENT B 0% 03/07/2025	1.01%	Non-Classified	Non-Classified

## Asset Allocation



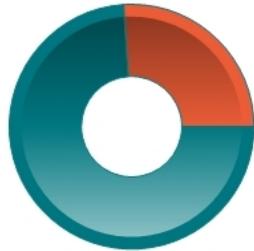
Cash and Equivalents	30.89%
Property	18.53%
International Bonds	7.70%
UK Corporate Bonds	0.10%
Other Assets	42.77%

## Regional Allocation



Non-Classified	42.77%
Cash and Equivalents	30.89%
Property	18.53%
Developed Europe - Excl UK	3.26%
Japan	3.02%
Australia & New Zealand	1.01%
North America	0.40%
UK	0.10%

## Asset Allocation



OFFICE	73.95%
OTHER	26.05%

## Property Regions



SOUTH EAST	34.88%
OTHER	65.12%

## Fixed Interest Currencies



Non-Fixed Interest Assets	61.30%
Cash	30.89%
Pound Sterling	7.80%

## Important Information

- Because of changes in exchange rates the value of your investment, as well as any money you take from it, can go down as well as up. 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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