

Benchmark

Benchmark	[45% MSCI UK Monthly Property Index, 45% FTSE EPRA Nareit Developed Net Total Return Index, 10% SONIA]
Benchmark Category	-
IA Sector	UK Direct Property

Identification Codes

Sedol Code	BYPHPB9
Mex Code	STXYC
Isin Code	GB00BYPHPB97
Citi Code	K4LB

Fund Overview

Mid (12/09/2025)	126.90p
Historic yield	4.46%
Fund size (31/05/2025)	£489.85m
Number of holdings	30
Ongoing Charges	0.68%
Launch date	18/03/2016

Fund Charges

Entry Charge	0.00%
Ongoing Charges	0.68%

Fund Background

Valuation frequency	Daily
Valuation point	12:00
Fund type	Unit Trust
Launch price	£1.00
Fund currency	Pound Sterling
Fund domicile	United Kingdom
ISA allowable	Yes
SIPP allowable	Yes

Dealing

Minimum Investment	-
Minimum Top Up	-
Minimum Regular Saving	-
Settlement Period: Buy	3 days
Settlement Period: Sell	3 days
Pricing Basis	Forward
Dealing Decimals	-

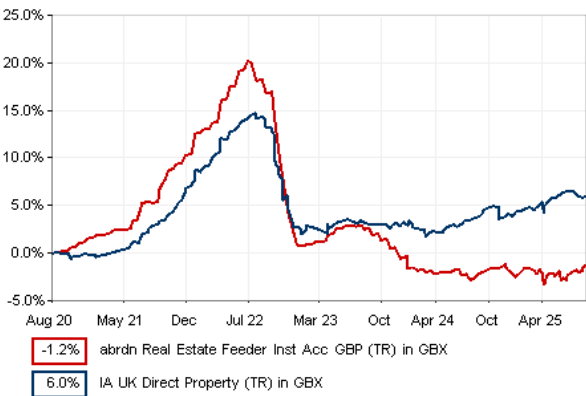
Distribution Dates

Ex dividend date(s)	Income payment date(s)
02 January	15 February
01 February	28 February
01 March	31 March
01 April	30 April
01 May	31 May
01 June	30 June
01 July	31 July
01 August	31 August
01 September	30 September
01 October	31 October
01 November	30 November
01 December	31 December

Aims

The Fund invests substantially all of its assets in the abrdn Real Estate Fund which is currently undergoing a portfolio transition to (i) reduce its holdings to approximately 45% in direct UK property, and (ii) increase its holdings to approximately 45% in indirect property. The transition commenced on 2 October 2024 and is expected to be completed within 18-24 months however, the transition may take longer due to the illiquid nature of property assets and varying market conditions. Potential investors should be aware that, for a period from 2 October 2024, investments in both direct and indirect holdings in the abrdn Real Estate Fund will not align with the target allocations of 45% as stated in the investment policy. Investors can view an updated breakdown of the composition of the abrdn Real Estate Fund by visiting www.abrdn.com/en-gb/intermediary/funds/view and reviewing the abrdn Real Estate Fund factsheet. To generate income and some growth over the long term (5 years or more) by investing all or substantially all of its capital in the abrdn Real Estate Fund. To the extent the fund is not fully invested it will hold its remaining assets in money-market instruments including cash. The returns of this fund are not expected to be materially different than the returns of abrdn Real Estate Fund. The objective of the abrdn Real Estate Fund is to generate income and some growth over the long term (5 years or more) by investing in property and property related investments. It is intended that the fund will be a PAIF at all times and, as such, its investment objective is to carry on property investment business and to manage cash raised for investment in the property investment business. Performance Target of abrdn Real Estate Fund: To achieve a return in excess of the following composite index over rolling five year periods (after charges) - 45% MSCI UK Monthly Property Index; 45% FTSE EPRA Nareit Developed Net Total Return Index; and 10% SONIA. There is no certainty or promise that the Performance Target will be achieved. The MSCI UK Monthly Property Index is a representative Index of directly held UK property investments. The FTSE EPRA Nareit Developed Net Total Return Index is a representative index of property related companies listed on global developed stock markets. SONIA is the Sterling Overnight Index Average and is the representative rate for the return on cash deposits. The investment policy of the abrdn Real Estate Fund is as follows:

Performance



Discrete performance - to last month end

	31/08/20 to 31/08/21	31/08/21 to 31/08/22	31/08/22 to 31/08/23	31/08/23 to 31/08/24	31/08/24 to 31/08/25
Fund	6.7%	9.4%	-12.8%	-3.9%	0.9%
Sector	3.4%	9.9%	-9.3%	0.8%	2.0%
Rank	6/12	7/12	7/12	11/12	10/12
Quartile	2	3	3	4	4

Annualised performance

	3 Years to 31/08/25	5 Years to 31/08/25	10 Years to 31/08/25
Fund	-5.4%	-0.3%	0.1%
Sector	-2.3%	1.2%	1.7%
Rank	10/12	10/12	7/9
Quartile	4	4	3

Fund Managers



Name: George Shaw
Manager for: 9 years, 5 months

Ratings

FE Crown



Important Information

- 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 ongoing charges, but take no account of product charges. Ongoing charges 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 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 technology 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 investor has their own needs and objectives and 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.

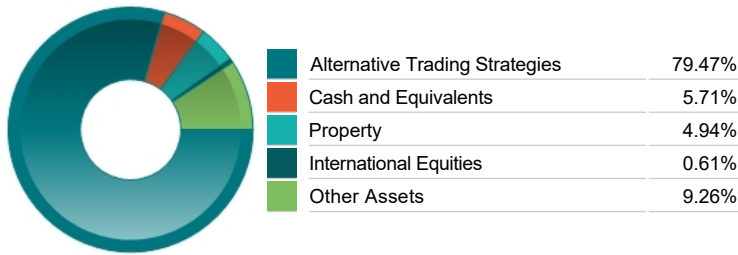
Group Details

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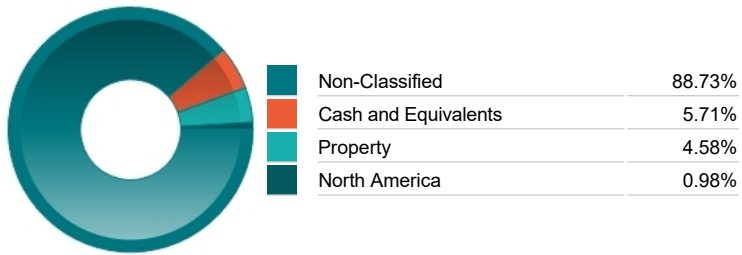
Top 10 Holdings

Name	% Weight	Sector	Country
1 WELLTOWER	0.54%	Real Estate Investment Trusts	Direct Property and REITs
2 LondonMetric Property PLC LondonMetric Property Ord GBP0.10	0.37%	Real Estate Investment Trusts	Direct Property and REITs
3 VENTAS INC	0.36%	Real Estate Investment Trusts	Direct Property and REITs
4 EQUINIX	0.30%	Real Estate Investment Trusts	United States
5 PROLOGIS	0.28%	Real Estate Investment Trusts	Direct Property and REITs
6 Simon Property Group Inc Simon Property Group Inc USD0.0001	0.28%	Real Estate Investment Trusts	Direct Property and REITs
7 DIGITAL REALTY TRUST	0.26%	Real Estate Investment Trusts	United States
8 PUBLIC STORAGE OPERATING COMPANY	0.25%	Real Estate Investment Trusts	United States
9 INVITATION HOMES INC	0.25%	Real Estate Investment Trusts	Direct Property and REITs
10 Realty Income Corporation Realty Income Corporation USD1	0.24%	Real Estate Investment Trusts	Direct Property and REITs

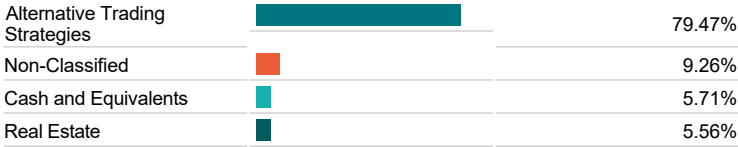
Asset Allocation



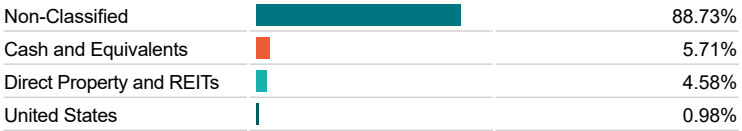
Regional Allocation



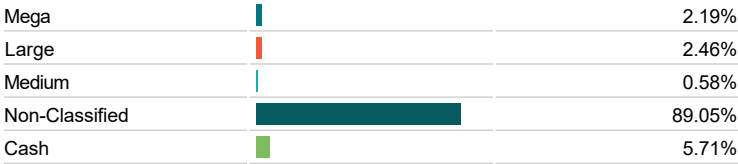
Equity Sector Breakdown



Top Country Breakdown



Breakdown By Market Cap (%)



Important Information

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