

# abrdn UK Real Estate Share Fund

A Acc GBP



31 March 2024

### Objective

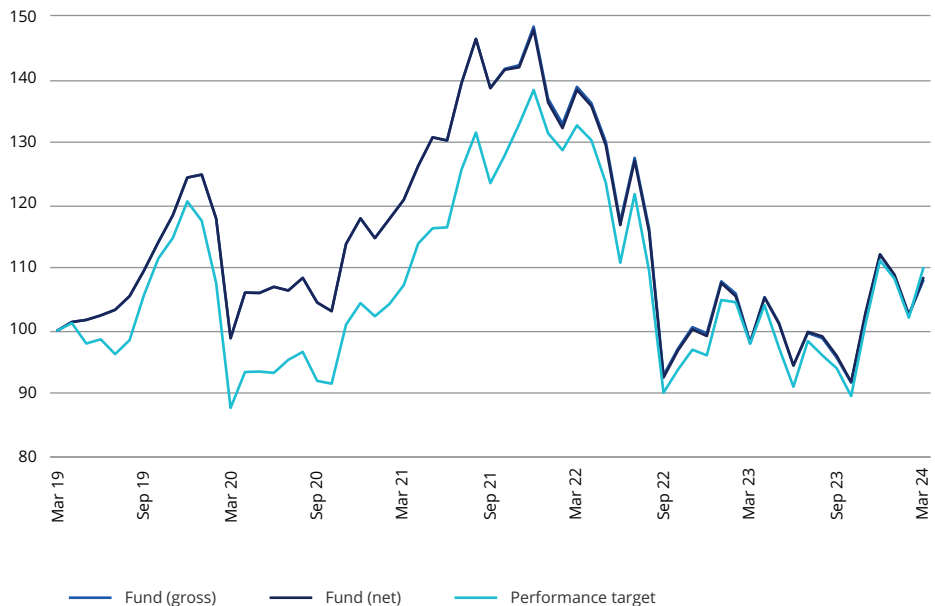
To generate income and some growth over the long term (5 years or more) by investing in UK property-related equities (company shares) including listed closed ended real estate investment trusts ("REITs").

**Performance Target:** To achieve the return of the FTSE 350 Real Estate Index plus 3% per annum (before charges) over rolling three year periods. There is no certainty or promise that the Performance Target will be achieved. The FTSE 350 Real Estate Index (the "Index") is a representative index of the UK property related stock market.

### Portfolio securities

- The fund invests in UK property related equities.
- At least 80% of the fund must be invested in UK listed companies, while up to 20% may be invested overseas.
- The fund may also invest in other funds (including those managed by abrdn), cash and assets that can be turned into cash quickly.

### Performance



### Cumulative and annualised performance

|                        | 1 month | 6 months | Year to date | 1 year | 3 years (p.a.) | 5 years (p.a.) |
|------------------------|---------|----------|--------------|--------|----------------|----------------|
| Fund (gross) (%)       | 5.35    | 12.82    | -3.63        | 12.48  | n/a            | n/a            |
| Fund (net) (%)         | 5.71    | 12.89    | -3.35        | 13.12  | -2.83          | 2.07           |
| Performance target (%) | 7.72    | 16.95    | -1.08        | 12.28  | 0.84           | 1.91           |

### Discrete annual returns - year to 31/3

|                        | 2024  | 2023   | 2022  | 2021  | 2020   |
|------------------------|-------|--------|-------|-------|--------|
| Fund (gross) (%)       | 12.48 | -29.27 | n/a   | n/a   | n/a    |
| Fund (net) (%)         | 13.12 | -29.14 | 14.47 | 22.26 | -1.23  |
| Performance target (%) | 12.28 | -26.18 | 23.71 | 22.26 | -12.31 |

Performance Data: Share Class A Acc.

Benchmark history: Performance target – FTSE 350 Real Estate +3.00%

Source: Lipper. Basis: Total Return, NAV to NAV, UK Net Income Reinvested.

"Fund (Net)" refers to the actual unit price performance of the shareclass shown; "Fund(Gross)" adds back charges such as the annual management charge to present performance on the same basis as the performance target / performance comparator / portfolio constraining benchmark. These figures do not include the initial charge; if this is paid it will reduce performance from that shown.

**Past performance is not a guide to future returns and future returns are not guaranteed.**

### Key facts

|                                     |                             |
|-------------------------------------|-----------------------------|
| Fund manager(s)                     | Romney Fox & Nick Machin    |
| Fund launch date                    | 29 October 1990             |
| Share class launch date             | 29 October 1990             |
| Authorised corporate director (ACD) | abrdn Fund Managers Limited |
| Fund size                           | £212.4m                     |
| Number of holdings                  | 24                          |
| Performance target                  | FTSE 350 Real Estate +3.00% |
| Fund historic yield <sup>1</sup>    | 3.99%                       |
| Distribution frequency              | Semi-Annual                 |
| Entry charge (up to) <sup>2</sup>   | 0.00%                       |
| Annual management charge            | 1.20%                       |
| Ongoing charge figure <sup>3</sup>  | 1.29%                       |
| Minimum initial investment          | GBP 500                     |
| Fund type                           | OEIC                        |
| Valuation point                     | 12:00 (UK time)             |
| Base currency                       | GBP                         |
| Sedol                               | B0XWNM5                     |
| ISIN                                | GB00B0XWNM59                |
| Bloomberg                           | ABEPSAA LN                  |
| Citicode                            | KV58                        |
| Reuters                             | LP65022069                  |
| Domicile                            | United Kingdom              |

### Risk and reward profile



This indicator reflects the volatility of the fund's share price. See the relevant UCITS Key Investor Information Document (KIID) or PRIIPs Key Information Document (KID) for details

### Key risks

- The value of investments and the income from them can fall and investors may get back less than the amount invested.
- Equity Risk** - The fund invests in equity and equity related securities. These are sensitive to variations in the stock markets which can be volatile and change substantially in short periods of time.
- Concentration Risk** - A concentrated portfolio (whether by number of holdings, geographic location or sector) may be more volatile and less liquid than a diversified one.
- Real Estate Investment Trust (REIT) Risk** - Dividend payment policies of the REITs in which the fund invests are not representative of the dividend payment policy of the fund.

Investor Services  
0345 113 69 66

[www.abrdn.com](http://www.abrdn.com)

Management process

- The management team use their discretion (active management) to maintain a concentrated asset mix at sector and stock level.
- Their primary focus is on selecting companies using research techniques to select individual holdings. The research process is focused on finding attractive high quality companies that can be held for the long term through the assessment of their business, the industry they operate in, their financial strength, and the capability of their management team.
- Due to the active nature of the management process, the fund's performance profile may deviate significantly from that of the Index over the long term.

Top Ten Holdings

|                               |      |
|-------------------------------|------|
| Segro PLC                     | 9.7  |
| Sirius Real Estate Ltd        | 7.9  |
| LondonMetric Property PLC     | 7.1  |
| Tritax Big Box REIT PLC       | 7.0  |
| UNITE Group PLC/The           | 6.9  |
| Assura PLC                    | 4.7  |
| Savills PLC                   | 4.7  |
| Big Yellow Group PLC          | 4.6  |
| Safestore Holdings PLC        | 4.4  |
| Primary Health Properties PLC | 3.9  |
| Assets in top ten holdings    | 60.9 |

Country (%)

|                |      |
|----------------|------|
| United Kingdom | 80.1 |
| Germany        | 10.3 |
| Sweden         | 3.5  |
| Netherlands    | 2.1  |
| Spain          | 2.1  |
| Cash           | 1.9  |

Source : abrdn 31/03/2024  
Figures may not always sum to 100 due to rounding.

Sector (%)

|                        |      |
|------------------------|------|
| Real Estate            | 84.6 |
| Consumer Discretionary | 8.4  |
| Communication Services | 5.1  |
| Cash                   | 1.9  |

(e) Derivatives Risk - The use of derivatives may involve additional liquidity, credit and counterparty risks. In some cases the risk of loss from derivatives may be increased where a small change in the value of the underlying investment may have a larger impact on the value of the derivative.

Risk stats

|                            |       |
|----------------------------|-------|
| Alpha^                     | -0.03 |
| Benchmark Volatility (SD)^ | 23.34 |
| Beta^                      | 0.93  |
| Fund Volatility (SD)^      | 22.10 |
| Information Ratio^         | 0.08  |
| R-Squared^                 | 0.97  |
| Sharpe Ratio^              | -0.26 |
| Tracking Error^            | 4.01  |

Source : abrdn. ^ Three year annualised.

Derivative usage

- Derivatives are linked to the value of other assets. In other words, they derive their price from one or more underlying asset.
- Derivative usage in the fund is expected to be very limited. Where derivatives are used, this would mainly be in response to significant inflows into the fund so that in these instances, cash can be invested while maintaining the fund's existing allocations to equities.

---

To help you understand this fund and for a full explanation of risks and the overall risk profile of this fund and the shareclasses within it, please refer to the Key Investor Information Documents and Prospectus which are available on our website [www.abrdn.com](http://www.abrdn.com) The Prospectus also contains a glossary of key terms used in this document.

<sup>1</sup>The Historic Yield as at 29/02/2024 reflects distributions declared over the past twelve months as a percentage of the mid-market share price, as at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions.

<sup>2</sup>These are the maximum charges that we might take out of your money before it is invested. In some cases, the charges may be less and you should speak to your financial advisor about this.

<sup>3</sup>The Ongoing Charge Figure (OCF), is the overall cost shown as a percentage of the value of the assets of the fund. It is made up of the Annual Management Charge (AMC) of 1.20% and other charges. It does not include any initial charges or the cost of buying and selling stocks for the fund. The Ongoing Charges figure can help you compare the annual operating expenses of different funds.

---

The fund is a sub-fund of abrdn OEIC I, an authorised open-ended investment company (OEIC).

The information contained in this document should not be considered as an offer, solicitation or investment recommendation to deal in the shares of any securities or financial instruments. It is not intended for distribution or use by any person or entity who is a citizen or resident of or located in any jurisdiction where such distribution, publication or use would be prohibited.

Nothing herein constitutes investment, legal, tax or other advice and is not to be relied upon in making an investment or other decision. No recommendation is made, positive or otherwise, regarding individual securities mentioned. This is not an invitation to subscribe for shares in the fund and is by way of information only.

Subscriptions will only be received and shares issued on the basis of the current Prospectus, relevant Key Investor Information Document (KIID) and Supplementary Information Document (SID) for the fund. These can be obtained free of charge from abrdn Fund Managers Limited, PO Box 9029, Chelmsford, CM99 2WJ or available on [www.abrdn.com](http://www.abrdn.com).

Any data contained herein which is attributed to a third party ("Third Party Data") is the property of (a) third party supplier(s) (the "Owner") and is licensed for use by abrdn\*. Third Party Data may not be copied or distributed. Third Party Data is provided "as is" and is not warranted to be accurate, complete or timely. To the extent permitted by applicable law, none of the Owner, abrdn\* or any other third party (including any third party involved in providing and/or compiling Third Party Data) shall have any liability for Third Party Data or for any use made of Third Party Data. Neither the Owner nor any other third party sponsors, endorses or promotes the fund or product to which Third Party Data relates.

\* abrdn means the relevant member of abrdn group, being abrdn plc together with its subsidiaries, subsidiary undertakings and associated companies (whether direct or indirect) from time to time.

FTSE International Limited ("FTSE") © FTSE 2019. "FTSE®" is a trade mark of the London Stock Exchange Group companies and is used by FTSE International Limited under license. All Rights in the FTSE indices and / or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for the errors or omissions in the FTSE indices and / or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent.

**United Kingdom (UK):** Issued by abrdn Fund Managers Limited, registered in England and Wales (740118) at 280 Bishopsgate, London EC2M 4AG. Authorised and regulated by the Financial Conduct Authority in the UK.