NON-UCITS RETAIL SCHEME
KEY INVESTOR INFORMATION

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

Aviva Investors UK Property Feeder Acc Fund, Class 2, Accumulation shares, GBP (ISIN: GB00BYYZ0W06). This Fund is managed by Aviva Investors UK Fund Services Limited.

OBJECTIVES AND INVESTMENT POLICY

The Fund aims to provide a combination of income and growth through exposure to property.

Apart from cash held to meet any payment obligations, the Fund will invest solely in the Aviva Investors UK Property Fund (the "Master Fund"). Whilst the Fund aims to achieve similar investment returns to the Master Fund, returns may differ, for example, due to the cash held in the Fund.

The Master Fund is a Property Authorised Investment Fund for tax purposes. It typically invests up to 90% in property in the UK, which will mainly be commercial properties but may also be non-commercial property. It may also invest in property related assets, but will typically invest no more than 30% in property related shares. From time to time it may hold cash to help with efficient day to day management. The Master Fund may also invest in shares, bonds issued by companies and governments, deposits and other funds.

Derivatives (complex financial instruments whose value is linked to the expected price movements of an underlying asset) may be used to meet the Master Fund's investment objective and also may be used to reduce risk. We anticipate that the use of derivatives will not materially alter the risk profile of the Master Fund or increase Master Fund price fluctuations.

You can buy and sell units on any London business day.

For full investment objectives and policy details please refer to the Prospectus.

Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

This is an accumulation share class and any income from the Fund will remain in the Fund and is reflected in the share price.

RISK AND REWARD PROFILE

- The value of investments and the income from them will change over time.
- Inflation will reduce the buying power of your money over time.
- The Fund price may fall as well as rise and as a result you may not get back the original amount you invested.
- Investment performance is not guaranteed.
- Full information on the risks applicable to the Fund is detailed in the Prospectus.
- The Fund is dual priced, so there are separate prices to buy and sell from the Fund. The difference between the two prices is referred to as 'the spread'. As the Fund invests into the Master Fund which is a property fund, and as the costs of buying and selling property are greater than for other asset classes, the spread of the Fund is likely to be wider than for funds that invest in other asset classes such as shares traded on a recognised stock market. In order to protect existing investors, we have the discretion to change the basis on which the buying and selling prices are calculated, to ensure that clients investing in or withdrawing from the Fund reflect the expected underlying costs. So, while the Fund is experiencing inflows, the prices reflect the costs of increasing the size of the Master Fund, while during periods of sustained outflows, the prices reduce to reflect the underlying costs of selling property in the Master Fund. The effect of this means that the price of units will vary depending upon the pricing basis in place at the time. A change of pricing basis has historically led to price movements of between 5 and 6%, but the effect will vary based on the underlying costs at the time of the basis changing.
- If total requested withdrawals exceed 10% of the value of the Fund, the Manager may defer withdrawals until the next working day. In exceptional circumstances the Fund can also suspend all dealing indefinitely until the exceptional circumstances have ceased. On suspension of dealing in the Master Fund, dealing in the Fund will also be suspended, which will continue for as long as the Master Fund is suspended.
- An investment in shares of another fund will assume any specific risks associated with that fund. Therefore the following risks that apply to the Master Fund are also relevant to the Fund.
- Investments in property are relatively illiquid and more difficult to realise than equities or bonds.
- Past performance is no guide to future performance.
  The performance of the Master Fund would be adversely affected by a downturn in the property market in terms of capital value or a weakening of rental yields. Commercial property values are affected by such factors as the level of interest rates, economic growth, fluctuations in property yields and tenant default. Hence, on the realisation of the investment, investors may receive less than the original amount invested. In the event of a default by an occupational tenant, the Master Fund will suffer a rental shortfall and is likely to incur additional cost including legal expenses, in maintaining, insuring and re-letting the property. In addition, certain significant expenditures, including operating expenses, must be met by the owner even when the property is vacant.
- There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where a sale occurs shortly after the valuation date.

CHARGES

One-off charges taken before or after you invest	
Entry charge	None
Exit charge	None

This is the maximum that might be taken out of your money before it is invested / before the proceeds of your investment are paid out.

Charges taken from the fund over a year	
Ongoing charges	0.72%

Charges taken from the fund under certain specific conditions	
Performance fee	None

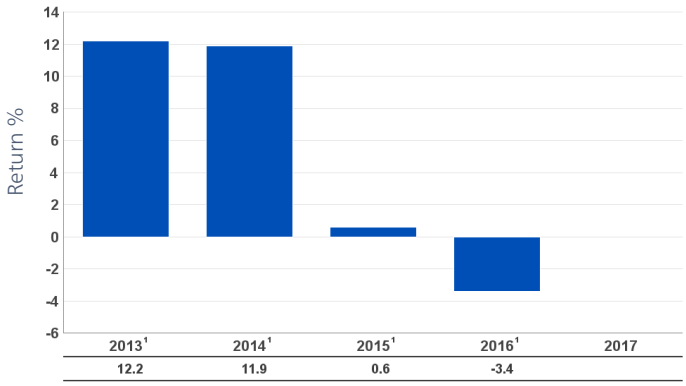
The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

The entry and exit charges shown are maximum figures. In some cases (including when switching to other funds run by Aviva Investors UK Fund Services Limited) you might pay less – you can find the actual entry and exit charges from your financial adviser/ distributor.

The ongoing charges figure is based on last year's expenses for the year ending September 2017. The figure for ongoing charges excludes performance fees and portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking.

For more information about charges, including a full explanation of any performance fee (if applicable) please see the charges sections of the Fund's Prospectus.

PAST PERFORMANCE



[1] In these years the Fund had different characteristics. See our website for more details.

- Past performance is no guide to future performance.
- The past performance shown in the chart opposite takes into account all charges except entry charges.
- The Unit Class was launched on 18 August 2017.
- Performance is calculated in the Unit Class currency which is GBP.
- Source: Aviva Investors/Lipper, a Thomson Reuters company as at 31 December 2017.

PRACTICAL INFORMATION

Trustee - Citibank Europe plc, UK Branch.

More practical information about the Fund and copies of the Prospectus and the latest annual and half yearly reports are available free of charge from Aviva Investors UK Fund Services Limited PO Box 10410, Chelmsford, CM99 2AY. These documents will be in English.

The latest published price of units in the Fund and other information on the Fund, including how to buy and sell units, is also available at www.avivainvestors.co.uk.

Units other than Class 2 are offered by the Fund as set out in the Prospectus.

You may switch between funds in the Aviva Investors UK Property Feeder Trust. An entry charge may apply to a switch but it is normally waived on most funds other than the structured/ defined return funds. Details on switching are provided in the Prospectus.

The Fund is subject to the tax laws and regulations of the United Kingdom. Depending on your own country of residence, this might have an impact on your investment.

Aviva Investors UK Fund Services Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the Fund.

The details of the up-to-date remuneration policy of the Management Company, including the composition of its remuneration committee, a description of the key remuneration elements and an overview of how remuneration is determined, are available on the website www.avivainvestors.com. A paper copy of the remuneration policy can be made available upon request and free of charge at the Management Company's registered office.