

**Detailed Fund Information**

**Management Group**

Ignis Asset Management

**Fund Name**

UK Property Acc

**Fund Sector**

Property

**Manager's Name**

George Shaw

**Fund Launch Date**

22-Dec-2004

**Fund Size**

£656.60 (million)

**Bid Price / Offer Price**

112.14 p / 118.35 p (Acc)

**Yield\***

4.00 %

**XD Dates**

Aug 01, Jul 01, Jun 01, May 01,  
 Apr 01, Mar 01, Feb 01, Jan 01,  
 Dec 01, Nov 01, Oct 01, Sep 01

**Last Distribution**

02/08/10 (XD Date)  
 31/08/10 (Pay Date)  
 0.419800 (Distribution)

**Annual Charge**

1.50 %

**OBSR Rating**

-

\* Fund manager data for fixed interest funds may not identify yield as running or redemption yield. Skandia MultiFUNDS Limited and Skandia MultiFUNDS Assurance Limited assume these are redemption yields, as their provision is an FSA regulatory requirement.

**Important Information**

All performances are inclusive of net reinvested income. Performance figures and yields are as at 31/08/2010. Source: Financial Express. The value of investments and the income from them can fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Past performance is not a guide to the future. This document is intended for institutional or professional investors and experienced advisers only.

**Investment Objective**

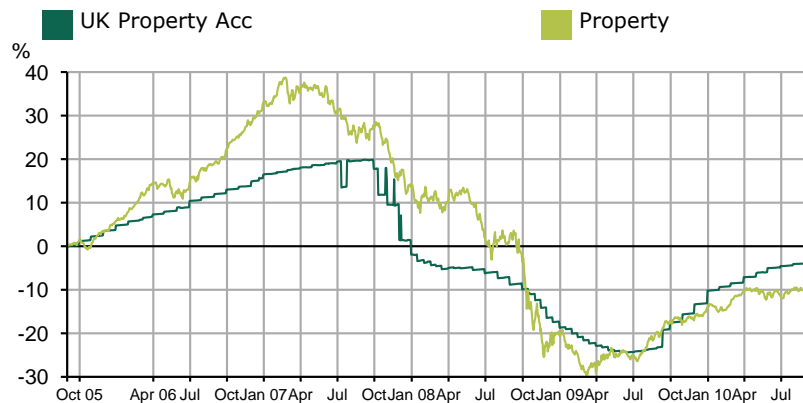
To achieve income and capital growth through investment predominantly in UK real commercial property.

**Skandia Risk Evaluator as at 31/08/2010**

<b>Over 1 year</b>	1	2	3	4	5	6	7	8	9	10
<b>Over 3 year</b>	1	2	3	4	5	6	7	8	9	10
<b>Over 5 year</b>	1	2	3	4	5	6	7	8	9	10

The fund risk score is based on historic volatility, as measured by standard deviation of returns, of the fund over the indicated time period. The historic volatility is then translated to the fund risk level which is a whole number ranging from 1 (least risky) to 10 (most risky). Fund risk scores provide a retrospective view of a fund's volatility, which may vary widely over different time periods, and are not necessarily indicative of a fund's future volatility.

**Performance Information**



01/09/2005 - 01/09/2010 © Financial Express Holdings 2010

**Discrete Performance - 12 months to 30/06/10**

	2010	2009	2008	2007	2006
<b>Fund</b>	26.18	-19.31	-21.46	8.14	13.65
<b>Stock Sector Average</b>	18.61	-26.77	-21.94	14.02	17.36

**Cumulative Performance to 31/08/10**

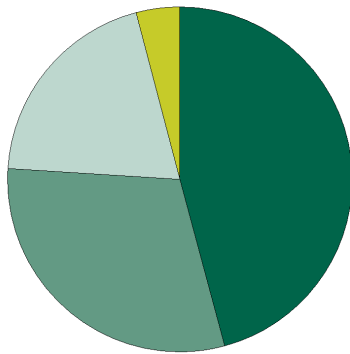
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
<b>Fund</b>	25.70	5.82	-19.47	-13.85	-3.52
<b>Stock Sector Average</b>	12.36	-11.80	-28.93	-24.14	-9.62

**Performance Analysis - Annualised 3 years**

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
<b>Fund</b>	-6.96	10.19	-2.32	0.41	-0.01
<b>Stock Sector Average</b>	-10.76	13.23	0.00	1.00	-0.02

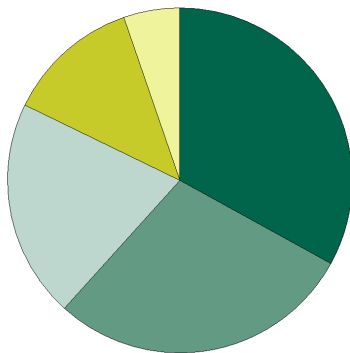
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## Breakdown 1



	( % )
Retail - Property	45.8
Offices - Property	30.2
Industrial - Property	19.9
Leisure - Property	4.1

## Breakdown 2



	( % )
London	33.0
South East UK	28.7
Scotland	20.5
South West UK	12.5
Midlands	5.3

### Largest Holdings

Holding	( % )	Holding	( % )
ROYAL AVENUE HOUSE, 35-41 KINGS ROAD	6.4 %	STOCK EXCHANGE HOUSE, GLASGOW	5.4 %
BLIGHS MEADOW SHOPPING CENTRE	5.7 %	DE MANDEVILLE RETAIL PARK, ENFIELD	4.9 %

Charts and Table data. Source: Financial Express, as at 31/07/2010

#### Information Source: Financial Express Limited

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