

Detailed Fund Information**Management Group**

SWIP

Fund Name

Property Trust Acc

Fund Sector

Property

Manager's Name

Gerry Ferguson

Fund Launch Date

15-Nov-2004

Fund Size

£2,100.00 (million)

Bid Price / Offer Price

102.39 p / 108.07 p (Acc)

Yield*

3.00 %

XD Dates

Jun 30, Mar 31, Dec 31, Sep 30

Last Distribution

30/06/10 (XD Date)

31/08/10 (Pay Date)

0.968400 (Distribution)

Annual Charge

1.35 %

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.

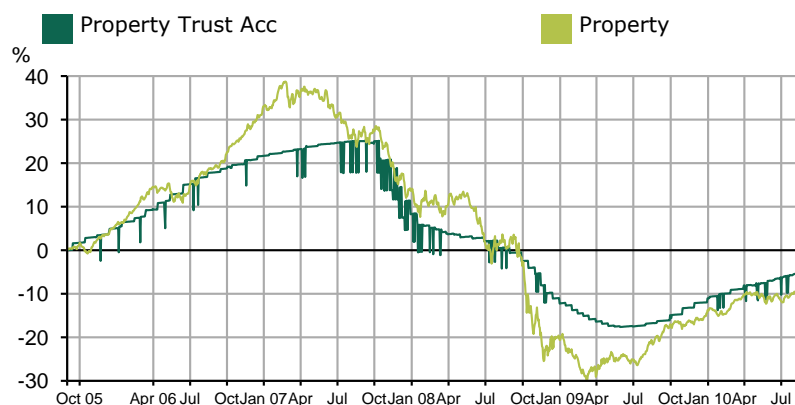
Investment Objective

To provide investors with a total return consistent with a balanced commercial property portfolio.

Skandia Risk Evaluator as at 31/08/2010

Over 1 year	1	2	3	4	5	6	7	8	9	10
Over 3 year	1	2	3	4	5	6	7	8	9	10
Over 5 year	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**Discrete Performance - 12 months to 30/06/10**

	2010	2009	2008	2007	2006
Fund	13.71	-19.15	-18.18	8.29	19.27
Stock Sector Average	18.61	-26.77	-21.94	14.02	17.36

Cumulative Performance to 31/08/10

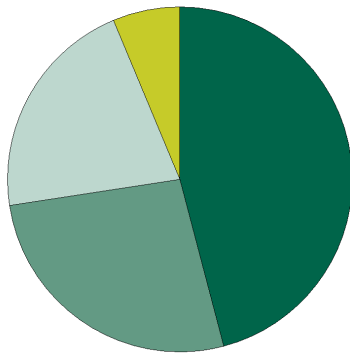
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	13.55	-4.33	-24.00	-19.36	-4.95
Stock Sector Average	12.36	-11.80	-28.93	-24.14	-9.62

Performance Analysis - Annualised 3 years

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	-8.74	7.55	-5.60	0.29	-0.01
Stock Sector Average	-10.76	13.23	0.00	1.00	-0.02

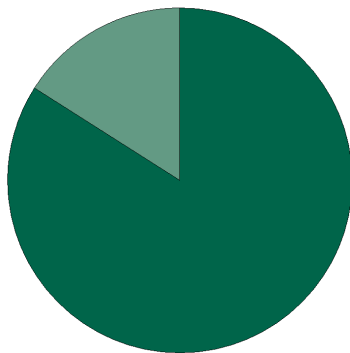
SWIP Property Trust Acc

Breakdown 1



	(%)
Retail - Property	45.9
Offices - Property	26.7
Industrial - Property	21.1
Others	6.3

Breakdown 2



	(%)
UK	84.0
Money Market	16.0

Largest Holdings

Holding	(%)	Holding	(%)
HERMISTON GAIT RETAIL PARK, EDINBURGH	5.5 %	THE MOOR, SHEFFIELD (RETAIL)	2.9 %
75 KING WILLIAM STREET, LONDON	4.6 %	THE BRIDGE, MISSONI HOTEL (RW)	2.9 %
BECKTON TRIANGLE, LONDON (RW)	4.1 %	GOLDSTONE RETAIL PARK, HOVE	2.9 %
ASTICUS, PALMER ST, LONDON (OFFICE)	3.7 %	CARDIFF GATE RETAIL PARK (RW)	2.9 %
BRUNEL HOUSE, READING	3.2 %	HAYMARKET TOWER, LEICESTER	2.5 %

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

Information Source: Financial Express Limited

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