

Detailed Fund Information**Management Group**

Aviva Investors UK Fd Serv Ltd

Fund Name

Property Trust Acc

Fund Sector

Property

Manager's Name

Philip Nell

Fund Launch Date

03-Nov-2003

Fund Size

£1,839.70 (million)

Bid Price / Offer Price

136.45 p / 144.00 p (Acc)

Yield*

4.06 %

XD Dates

Jun 01, Dec 01

Last Distribution

01/06/10 (XD Date)

30/07/10 (Pay Date)

1.667400 (Distribution)

Annual Charge

1.25 %

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.

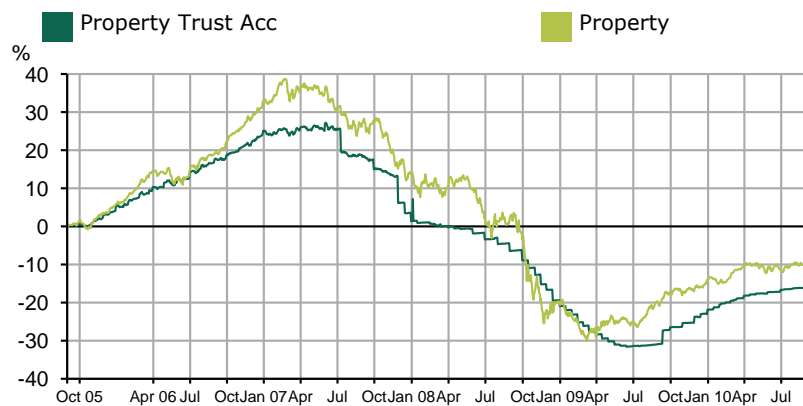
Investment Objective

To obtain optimum returns compatible with security via income and capital appreciation primarily through investment in certain kinds of real property, property related securities, government and other public securities and units in collective investment schemes. Please see the Simplified Prospectus for further details of what it will primarily invest in to achieve this objective.

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

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

Discrete Performance - 12 months to 30/06/10

	2010	2009	2008	2007	2006
Fund	21.49	-28.95	-22.95	10.16	16.76
Stock Sector Average	18.61	-26.77	-21.94	14.02	17.36

Cumulative Performance to 31/08/10

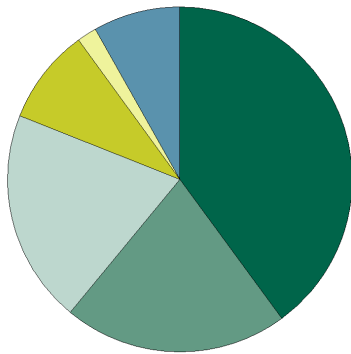
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	21.62	-10.21	-28.97	-28.57	-15.94
Stock Sector Average	12.36	-11.80	-28.93	-24.14	-9.62

Performance Analysis - Annualised 3 years

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	-10.78	8.95	-6.76	0.38	-0.01
Stock Sector Average	-10.76	13.23	0.00	1.00	-0.02

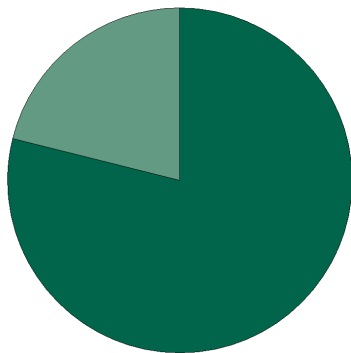
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Breakdown 1



	(%)
Retail - Property	39.9
Money Market	21.1
Offices - Property	20.0
Industrial - Property	9.0
Property Shares	1.8
Others	8.2

Breakdown 2



	(%)
UK	78.9
Money Market	21.1

Largest Holdings

Holding	(%)	Holding	(%)
LOMBARDY RETAIL PARK, HAYES	-	PRINCES HOUSE, JERMYN ST, LONDON W1	-
20 SOHO SQUARE, LONDON W1	-	OMNI, GREENSIDE PLACE, EDINBURGH	-
123 ST VINCENT STREET, GLASGOW	-	COLMORE GATE, 2 COLMORE ROW	-
TESCO, KETTERING	-	GUILDHALL SHOPPING CENTRE, EXETER	-
ST GEORGES SHOPPING CENTRE, PRESTON	-	BROADWAY PLAZA, BIRMINGHAM	-

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

Information Source: Financial Express Limited

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Skandia provides you with access to its investment platform, known as Skandia Investment Solutions. Within this platform you can open an ISA and Collective Investment Account provided by Skandia MultiFUNDS Limited, a Collective Retirement Account and Collective Investment Bond provided by Skandia MultiFUNDS Assurance Limited and an Offshore Collective Investment Bond, distributed by Skandia MultiFUNDS Limited but provided by Old Mutual International (Guernsey) Limited.

Skandia Life Assurance Company Limited, Skandia MultiFUNDS Limited and Skandia MultiFUNDS Assurance Limited are registered in England & Wales under numbers 1363932, 1680071 and 4163431 respectively. Registered Office at Skandia House, Portland Terrace, Southampton SO14 7EJ, United Kingdom.

All companies are authorised and regulated by the Financial Services Authority with FSA register numbers 110462, 165359 and 207977. VAT number for all above companies is 386 1301 59.

Old Mutual International (Guernsey) Limited is regulated by the Guernsey Financial Services Commission and is licensed to write long-term business under the Insurance Business (Balliwick of Guernsey) Law 2002. Registered number 2424. Registered Office at The Beehive, PO Box 121, Collings Road, St Peter Port, Guernsey GY1 3HE, Channel Islands.