

# Sterling Property

## Fund objective

The fund invests in a spread of business properties in the UK, generally let on long term leases to good quality tenants with regular rent reviews; some properties are acquired with the intention of carrying out development. This investment aim is intended to combine the prospects of good capital growth with a secure and rising rental income.

## Detailed fund information

**Unit name** Sterling Property

**FE fundinfo Crown Rating** N/A

**Sector** UK Direct Property

**Domicile** United Kingdom

**Fund currency** GBX

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**Launch date** 06-Aug-2007

**Fund size** (as at 29-May-2026) £452.8m

**Primary asset class** Property

**Inc / Acc** Accumulating

## Price and charges

**Mid price** (as at 23-Jun-2026) GBX 128.40

**Initial charge** n/a

**Annual charge** 0.00%

## Codes

**Citicode** AFW4

**ISIN** GB00B1WTKG71

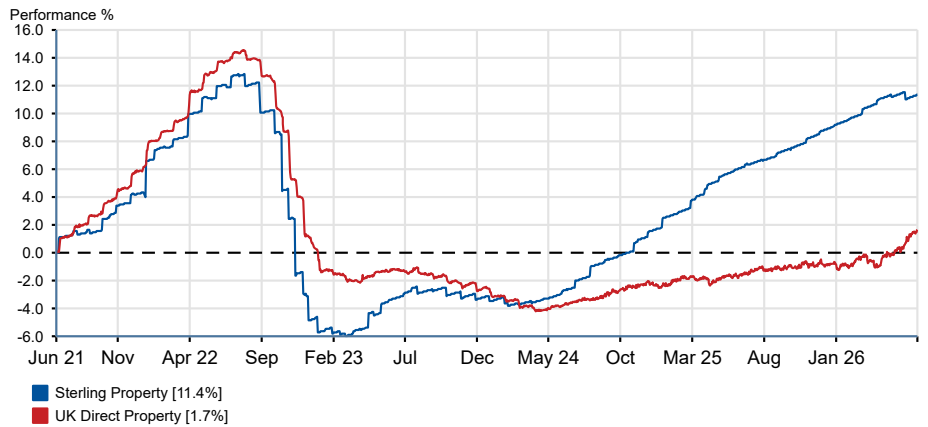
## Management information

**Address** Unity Place, 1 Carfax Close, Swindon, SN1 1AP

**Tel** 0800 096 6233 (Main Number)

**Website** www.zurich.co.uk

## Past performance overview fund vs. sector



## Cumulative performance (%)

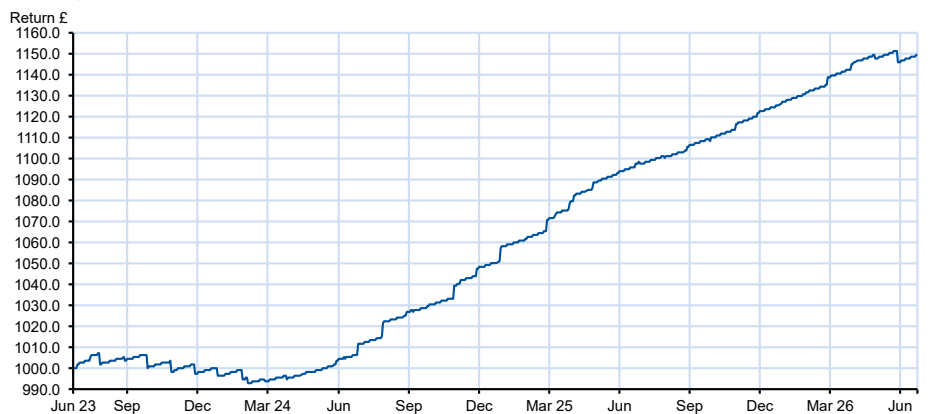
	YTD	3m	6m	1y	3ys	5ys
Sterling Property	+2.0	+0.6	+2.1	+4.7	+15.0	+11.4
UK Direct Property	+2.5	+2.5	+2.5	+3.1	+3.0	+1.7

## Discrete performance (%)

	YTD	2025	2024	2023	2022	2021
Sterling Property	+2.0	+6.5	+6.2	+2.4	-11.6	+6.2
UK Direct Property	+2.5	+1.4	+0.7	-2.3	-7.3	+9.1

## Growth of £1000 over 3 years

Total return performance of the fund rebased to 1000. Your actual return would be reduced by the cost of buying and selling the fund, and inflation.

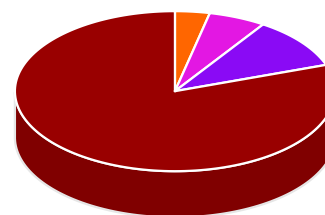


■ Fund

All prices in Pence Sterling (GBX) unless otherwise specified. Price performance figures are calculated on a bid price to bid price basis with net income (dividends) reinvested. Performance figures are shown in Sterling.

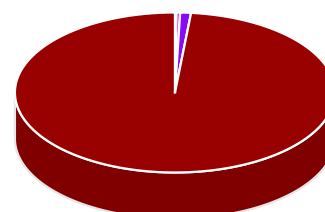
## Asset allocation

Key	Rank	Asset class	% of Fund (27.02.2026)
A	1	UK Direct Property	80.3
B	2	UK Indirect Property	10.4
C	3	Cash or Cashlike	5.8
D	4	UK Fixed Interest	3.5



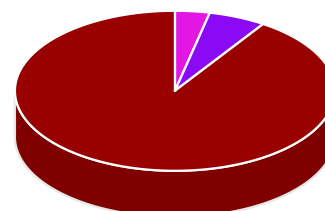
## Regional breakdown

Key	Rank	Region	% of Fund (27.02.2026)
A	1	UK	98.4
B	2	Europe ex UK	1.1
C	3	Oceania	0.4
D	4	North America	0.2



## Sector breakdown

Key	Rank	Sector	% of Fund (27.02.2026)
A	1	Property	90.7
B	2	Cash or Cashlike	5.8
C	3	Government	3.5



## Top ten holdings

Rank	Holding	% of Fund (27.02.2026)
1	Castlepoint Limited Partnership	10.4
2	Cliffe Industrial Estate, Lewes	8.1
3	The Galleries Retail Park, Washington	7.3
4	Canterbury, Petros Court	4.4
5	Deame Valley, Cortonwood Shopping Park	4.0
6	Dunfermline, Carnegie Drive Retail Park	3.9
7	Worcester, Perry Manor	3.8
8	Kennet Road, Crayford	3.5
9	Quantum Business Park, Beacon Hill Road, Fleet	3.5
10	Castle Donnington, Trent lane I/E	3.4