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Factsheet as at : **November 08, 2026**

Sterling Property

Fund objective

The fund invests into the Zurich Property fund which invests predominantly in the UK property market. Properties are 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. The investment aim is to combine the prospects for good capital growth with a secure and rising rental income. The fund may hold cash and short-term fixed interest assets to cover withdrawals and other payments. This reduces the risk of having to sell property quickly at a lower price, which would reduce the value of your investment.

Detailed fund information

Unit name	Sterling Property
FE fundinfo Crown Rating	N/A
Sector	UK Direct Property
Domicile	United Kingdom
Fund currency	GBX
Unit currency	GBX
Launch date	06-Aug-2007
Fund size (as at 30-Oct-2026)	£432.8m
Primary asset class	Property
Inc / Acc	Accumulating

Price and charges

Mid price (as at 06-Nov-2026)	GBX 129.40
Initial charge	n/a
Annual charge	0.00%

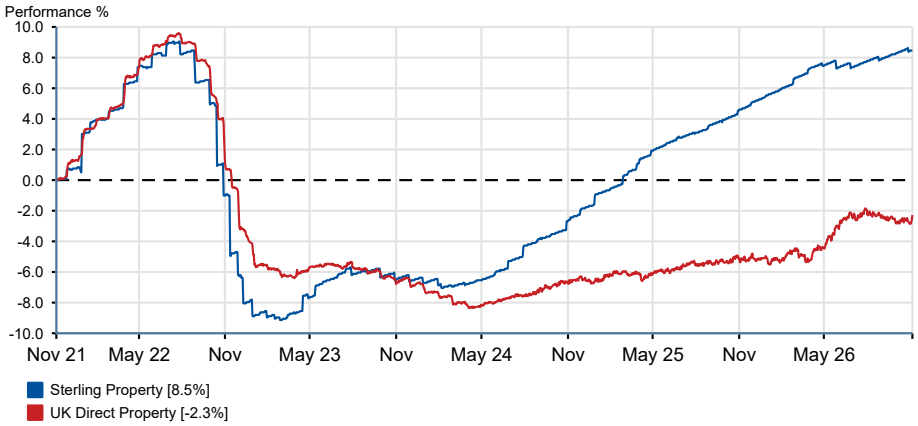
Codes

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



05/11/2021 - 06/11/2026 Powered by data from FE fundinfo

Cumulative performance (%)

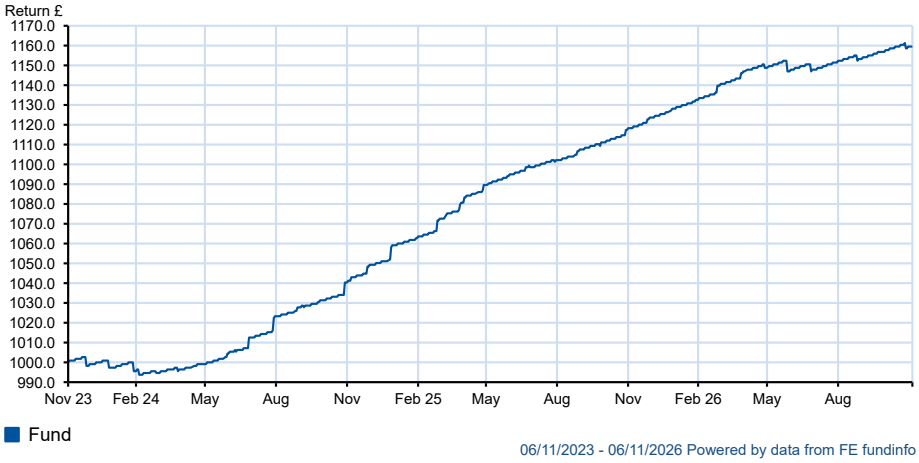
	YTD	3m	6m	1y	3ys	5ys
Sterling Property	+2.8	+0.6	+0.9	+3.7	+15.9	+8.5
UK Direct Property	+3.0	-0.2	+1.9	+3.0	+4.7	-2.3

Discrete performance (%)

	YTD	2025	2024	2023	2022	2021
Sterling Property	+2.8	+6.5	+6.2	+2.4	-11.6	+6.2
UK Direct Property	+3.0	+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.



06/11/2023 - 06/11/2026 Powered by data from FE fundinfo

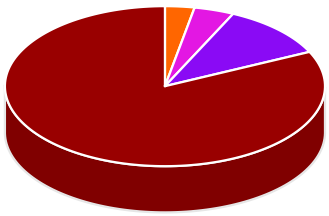
All prices in Pence Sterling (GBX) unless otherwise specified. Price performance figures are calculated on a bid price to bid price basis with net income (dividends) reinvested. Performance figures are shown in Sterling.

Source: FE fundinfo You should not use past performance as a suggestion of future performance. It should not be the main or sole reason for making an investment decision. The value of investments and any income from them can fall as well as rise. You may not get back the amount you invested. Tax concessions are not guaranteed their value will depend on individual circumstances and may change in the future. Fund performance data is based on a (bid to bid) basis and doesn't take into account fees and expenses which are specific to individual plans. Details are available on request.

Sterling Property

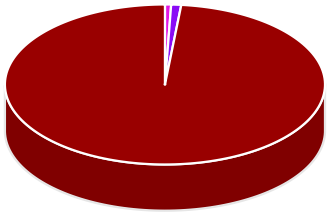
Asset allocation

Key	Rank	Asset class	% of Fund (31.07.2026)
A	1	UK Direct Property	82.0
B	2	UK Indirect Property	10.9
C	3	Cash or Cashlike	4.0
D	4	UK Fixed Interest	3.0



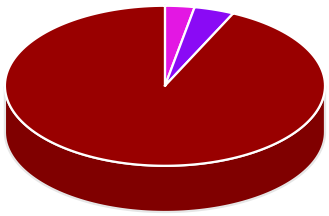
Regional breakdown

Key	Rank	Region	% of Fund (31.07.2026)
A	1	UK	98.4
B	2	Europe ex UK	1.0
C	3	North America	0.6



Sector breakdown

Key	Rank	Sector	% of Fund (31.07.2026)
A	1	Property	93.0
B	2	Cash or Cashlike	4.0
C	3	Government	3.0



Top ten holdings

Rank	Holding	% of Fund (31.07.2026)
1	Castlepoint Limited Partnership	10.9
2	Cliffe Industrial Estate, Lewes	8.3
3	The Galleries Retail Park, Washington	7.5
4	Canterbury, Petros Court	4.6
5	Deame Valley, Cortonwood Shopping Park	4.2
6	Worcester, Perry Manor	4.1
7	Dunfermline, Carnegie Drive Retail Park	4.0
8	Kennet Road, Crayford	3.7
9	Quantum Business Park, Beacon Hill Road, Fleet	3.6
10	Castle Donnington, Trent lane I/E	3.5

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