

Clerical Medical UK Property Pension

Fund objective

To provide a return based on the combination of capital growth and income, by investing in UK commercial scale properties. The Fund is actively managed by the Fund Manager who chooses investments with the aim of outperforming the MSCI UK Quarterly Property Index (the "Index") by 0.5% per annum on a rolling 3 year basis, before deduction of fees. At least 70% of the Fund will invest directly in commercial scale properties in the UK market, aiming to achieve capital growth via property development and market appreciation, in addition to earning income via leasing of its property assets, either directly or indirectly through property shares or other funds (including those managed by SWUTM and its associates). The Fund will invest in a diversified range of commercial scale property including: office buildings, shopping centres, retail units, industrial units, warehouses, land and other property types of suitable commercial scale. The Fund may also invest overseas.Due to the nature of property assets the Fund may hold a portion of its assets in cash, and cash-like investments, and/or exchange traded property-related shares to assist in meeting the liquidity requirements of the Fund.The MSCI UK Quarterly Property Index measures total returns of directly held standing property ... (Please refer to the Trustnet Factsheet or the Provider's Own Factsheet for the full Fund Objective)

Detailed fund information

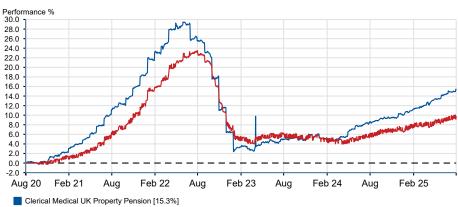
Unit name	Clerical Medical UK Property
	Pension

FE fundinfo Crown Rating

Sector	irect Property	
Domicile	Ui	nited Kingdom
Fund curr	ency	GBX
Unit curre	ncy	GBX
Launch da	ate	23-Nov-1987
Fund size	(as at 30-Jun-2025) £185.5m
Primary a	sset class	Property
Inc / Acc		Income
Price and	charges	
Bid price	(as at 01-Aug-2025	GBX 789.70
Offer price	(as at 01-Aug-2025)	GBX 831.20
Initial cha	rge	n/a
Annual ch	arge	1.00%
Codes		
Citicode		CZ33
ISIN	G	B0002041365

Management information Fund manager Peter Lowe Start date 31-Oct-2022 Address PO Box 17036, 69 Morrison Street, Edinburgh Tel 0131 655 6000. (Main Number)

Past performance overview fund vs. sector



UK Direct Property [9.8%]

31/07/2020 - 01/08/2025 Powered by data from FE fundinfo

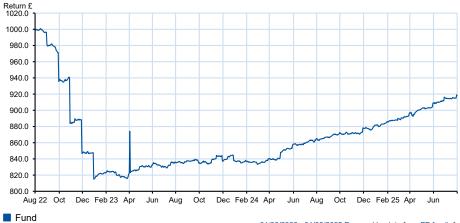
Cumulative performance (%)						
	YTD	3m	6m	1у	3ys	5ys
Clerical Medical UK Property Pension	+4.1	+1.8	+3.6	+6.1	-8.2	+15.3
UK Direct Property	+1.9	+1.6	+2.3	+4.1	-11.1	+9.8

Discrete performance (%)

	YTD	2024	2023	2022	2021	2020
Clerical Medical UK Property Pension	+4.1	+5.2	+2.8	-16.1	+19.4	-2.5
UK Direct Property	+1.9	+2.2	-0.9	-7.7	+14.5	-4.0

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.

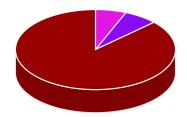


01/08/2022 - 01/08/2025 Powered by data from FE fundinfo All prices in Pence Sterling (GBX) unless otherwise specified. Price performance figures are calculated on a bid price to bid price basis with net income (dividends) reinvested. Performance figures are shown in Sterling.

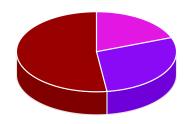
Source: FE fundinfo You should not use past performance as a suggestion of future performance. It should not be the main or sole reason for making an investment decision. The value of investments and any income from them can fall as well as rise. You may not get back the amount you invested. Tax concessions 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.

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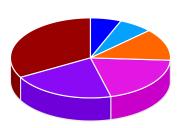
Asset allocation						
Key	Rank	Asset class	% of Fund (30.06.2025)	% of Fund (31.03.2025)		
A	1(1)	UK Property	87.0	(86.3)		
В	2(2)	Cash Balances	6.8	(8.0)		
С	3(3)	UK Equity	6.2	(5.7)		



Regional breakdown						
Key	Rank	Region	% of Fund (30.06.2025)	% of Fund (31.03.2025)		
A	1(1)	Rest of SE & E	52.1	(52.0)		
В	2(2)	Rest of UK	28.7	(28.8)		
С	3(3)	Central London	19.3	(19.2)		



Sector	breakdow	'n		
Кеу	Rank	Sector	% of Fund (30.06.2025)	% of Fund (31.03.2025)
A	1(1)	Industrial	33.1	(32.8)
В	2(2)	Retail	21.0	(20.9)
С	3(3)	Office	20.0	(19.8)
D	4(4)	Other	12.9	(12.7)
E	5(5)	Cash	6.8	(8.0)
F 🗧	6(6)	Listed equities	6.2	(5.7)



RankHolding% of Fund (30.06.2025)% of Fund (31.03.2025)1(1)Brighton, Trafalgar Place4.44.42(2)Enfield Distribution Park4.44.4	Top ten holdings					
	Rank	Holding				
2(2)Enfield Distribution Park4.44.4	1(1)	Brighton, Trafalgar Place	4.4	4.4		
	2(2)	Enfield Distribution Park	4.4	4.4		
3(4) EDMONTON, Atlas 4.1 3.9	3(4)	EDMONTON, Atlas	4.1	3.9		
4(3) London SE1, 75-79 York Road & 8 Leake Street 4.1 4.1	4(3)	London SE1, 75-79 York Road & 8 Leake Street	4.1	4.1		
5(5) LONDON, Berners St/ Wells Mews 3.7 3.7	5(5)	LONDON, Berners St/ Wells Mews	3.7	3.7		



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