

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 UK Direct Property

Domicile United Kingdom

Fund currency GBX

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Launch date 23-Nov-1987

Fund size (as at 31-Dec-2025) £175.3m

Primary asset class Property

Inc / Acc Income

Price and charges

Bid price (as at 06-Feb-2026) GBX 818.90

Offer price (as at 06-Feb-2026) GBX 861.90

Initial charge n/a

Annual charge 1.00%

Codes

Citicode CZ33

ISIN GB0002041365

Management information

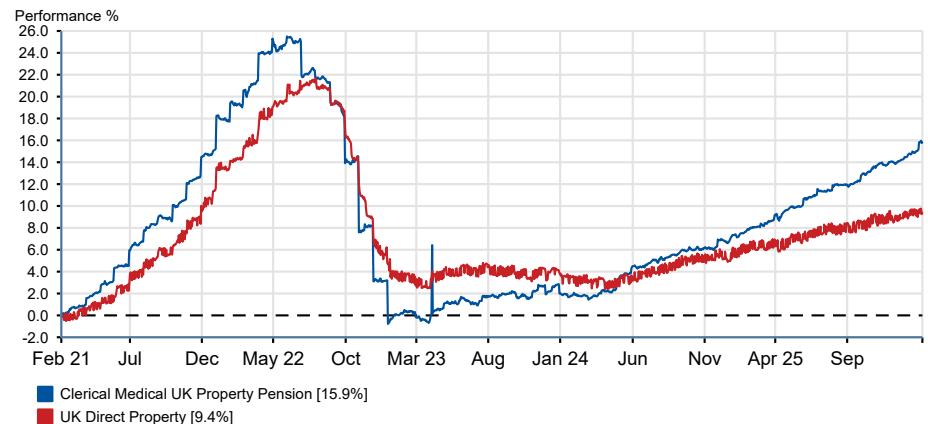
Fund manager Peter Lowe

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



Cumulative performance (%)

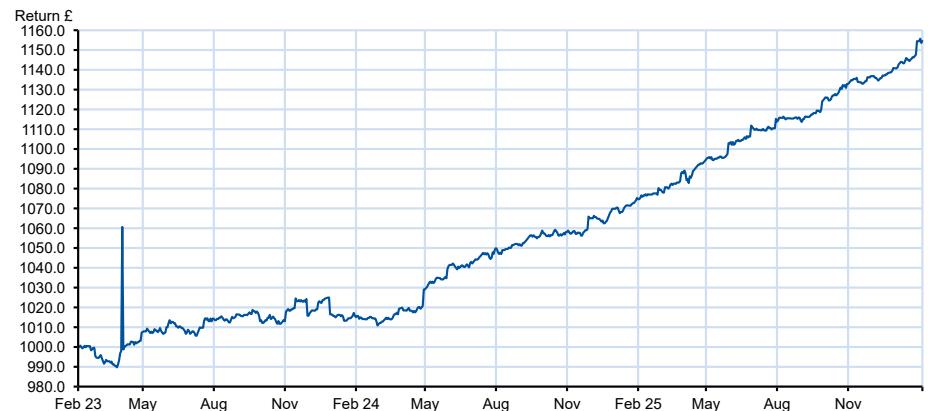
	YTD	3m	6m	1y	3ys	5ys
Clerical Medical UK Property Pension	+1.2	+1.8	+3.5	+7.3	+15.5	+15.9
UK Direct Property	+0.0	+0.2	+1.2	+2.5	+6.1	+9.4

Discrete performance (%)

	YTD	2025	2024	2023	2022	2021
Clerical Medical UK Property Pension	+1.2	+6.6	+5.2	+2.8	-16.1	+19.4
UK Direct Property	+0.0	+3.1	+2.2	-0.9	-7.7	+14.5

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.



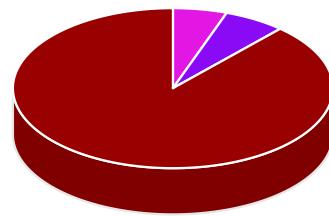
06/02/2023 - 06/02/2026 Powered by data from FE fundinfo

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.

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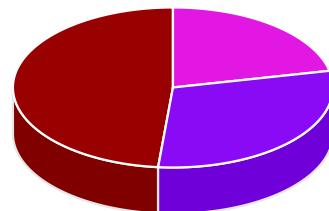
Asset allocation

Key	Rank	Asset class	% of Fund (31.12.2025)	% of Fund (30.09.2025)
A	1(1)	UK Property	88.3	(88.0)
B	2(2)	Cash Balances	6.2	(6.2)
C	3(3)	UK Equity	5.5	(5.9)



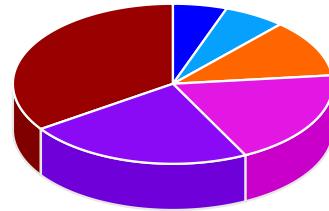
Regional breakdown

Key	Rank	Region	% of Fund (31.12.2025)	% of Fund (30.09.2025)
A	1(1)	Rest of SE & E	48.5	(48.6)
B	2(2)	Rest of UK	29.8	(29.8)
C	3(3)	Central London	21.7	(21.6)



Sector breakdown

Key	Rank	Sector	% of Fund (31.12.2025)	% of Fund (30.09.2025)
A	1(1)	Industrial	34.6	(34.4)
B	2(2)	Retail	22.9	(22.8)
C	3(3)	Office	19.2	(19.2)
D	4(4)	Other	11.6	(11.5)
E	5(5)	Cash	6.2	(6.2)
F	6(6)	Listed equities	5.5	(5.9)



Top ten holdings

Rank	Holding	% of Fund (31.12.2025)	% of Fund (30.09.2025)
1(2)	Enfield Distribution Park	4.4	4.4
2(1)	Brighton, Trafalgar Place	4.3	4.4
3(3)	EDMONTON, Atlas	4.2	4.2
4(4)	London SE1, 75-79 York Road & 8 Leake Street	4.2	4.2
5(5)	LONDON, Berners St/ Wells Mews	4.0	3.9