

# F&C UK Property Fund

## Share Class 2 Inc

August 2018 - all data as of 31/07/2018 unless otherwise stated

**Fund objective:** This is a Property Authorised Investment Fund (PAIF). The objective is to provide income and capital growth. The Manager seeks to achieve this by investing mainly in a diversified portfolio of directly owned income producing property.

<b>Fund launch date:</b>	28 Jun 2010
<b>Fund manager(s):</b>	Guy Glover
<b>Fund type:</b>	PAIF
<b>Sector:</b>	IA Property
<b>Benchmark:</b>	IPD UK PPF All Balanced Funds
<b>Fund currency:</b>	GBP
<b>Fund size:</b>	£558.7m
<b>Share price:</b>	114.30
<b>Historic yield:</b>	2.90%

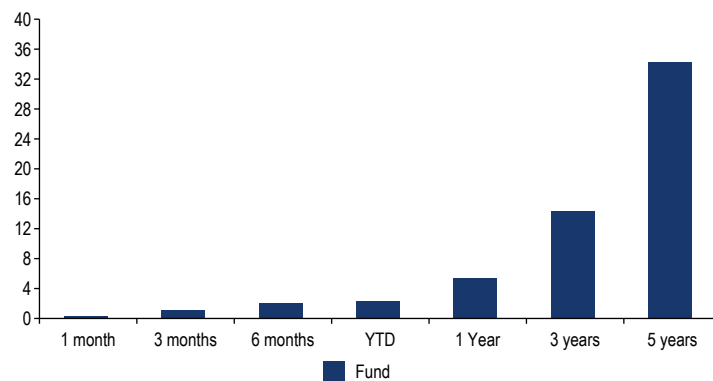
<b>Initial charge:</b>	0.00%
<b>Ongoing charge:</b>	0.86%
<b>Ann. Mgmt fee:</b>	0.75%
<b>Ann. Return 5 Years:</b>	6.07%
<b>Price frequency:</b>	Daily
<b>Distribution policy:</b>	Bi-annually
<b>Payment date(s):</b>	30 Apr, 31 Oct
<b>Share currency:</b>	GBP
<b>XD Dates:</b>	1 Mar, 1 Sep

<b>Year end:</b>	28 Feb
<b>ISIN:</b>	GB00B6449M48
<b>Sedol:</b>	B6449M4
<b>FATCA:</b>	AXLE4V.00000.SP.826
<b>Administrator:</b>	IFDS
<b>Tel:</b>	0800 085 0383
<b>Email:</b>	sales.support@bmogam.com

### Cash breakdown (%)

Cash	28.7
Cash allocated for investment	14.2
Net Cash	14.6

### Fund performance (%)



### Cumulative performance as at 31.07.2018 (%)

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
<b>Fund</b>	0.35	1.06	2.08	2.35	5.42	14.34	34.30

### Discrete performance as at 31.07.2018 (%)

	2014	2015	2016	2017	2018
<b>Fund</b>	9.78	6.99	-8.35	18.35	5.42

The discrete performance periods are to the end of the respective month each year.

Source: BMO Global Asset Management, Lipper

Performance data is in GBP terms. Investors should be aware that past performance should not be considered a guide to future performance. All fund performance data is net of management fees.

### Risk warning

The value of investments and any income derived from them can go down as well as up as a result of market or currency movements and investors may not get back the original amount invested. The value of property-related securities and directly held property reflect the opinion of valuers and are likely to be revised. These assets can also be illiquid and significant or persistent redemptions may require the manager to sell properties at a lower market value adversely affecting the value of your investment. Due to the illiquid nature of property and the time it can take to buy or sell assets, under normal circumstances up to 20% of the strategy's assets may be held as cash deposits. In exceptional circumstances, the level of cash held by the strategy may be significantly higher. This may have an adverse impact on the performance of the fund and its distributable income until the excess cash is invested in property assets.

### Top holdings (%)

Hatfield, Royal Mail, Hatfield Business Park	4.4
Coventry, 5100 Cross Point Business Park	4.3
South Ruislip, Victoria Road Retail Park	4.2
Bournemouth, Ringwood Road Retail Park	3.9
Romford, Matalan Retail Unit, North Street	3.1
Milton Keynes, Audi, Northfield Drive	3.0
Birmingham, Apollo, Advanced Manufacturing Hub	2.9
London E6, Porsche, Gallions Park	2.8
Greenford, 74 Long Drive	2.7
Manchester, 42-44 Fountain Street	2.6

### Sector allocation (%)

Industrial	36.7
Offices	22.6
Retail Warehouse	19.6
Standard Retail	9.7
Car Showrooms	8.1
Leisure	3.3

### Regional allocation (%)

South East	23.9
Greater London	16.6
South West	15.7
West Midlands	14.5
Eastern	10.1
Scotland	5.5
York / Humber	5.1
North West	5.0
East Midlands	3.6



**Other share class information**

Share class	Minimum investment	Initial charge	Ongoing charge	ISIN
<b>F Acc</b>				GB00BWZMHQ93
<b>1 Acc</b>	£1,000	5.00%	1.61%	GB00B6118210
<b>1 Inc</b>	£1,000	5.00%	1.61%	GB00B620FM64
<b>2 Acc</b>	£500,000	0.00%	0.85%	GB00B830G150
<b>2 Inc</b>	£250,000	0.00%	0.86%	GB00B6449M48

**Other share class performance as at 31.07.2018**

Share class	1 month	3 months	6 months	YTD	1 year	3 years	5 years
<b>F Acc</b>	0.40	1.27	2.47	2.82	6.16	-	-
<b>1 Acc</b>	0.22	0.94	1.82	2.05	4.88	12.67	31.20
<b>1 Inc</b>	0.35	0.97	1.88	2.05	4.81	12.36	29.62
<b>2 Acc</b>	0.33	1.10	2.15	2.44	5.53	14.79	35.15

**Net dividend distributions per share class**

	2014	2015	2016	2017	2018
<b>F Acc</b>	-	-	0.95	0.84	0.91
<b>1 Acc</b>	4.68	2.90	1.71	3.08	1.58
<b>1 Inc</b>	2.30	1.87	2.88	2.71	1.31
<b>2 Acc</b>	2.73	1.85	1.06	1.98	1.02
<b>2 Inc</b>	3.62	3.20	3.51	3.32	1.63

An investment in the Fund involves risks, for more information please refer to the Prospectus and the relevant Key Investor Information Document which can be found on our website at <http://www.bmogam.com/kiids/>.

This document is intended to be of general interest only and does not constitute legal, tax or investment advice nor is it an offer or solicitation to purchase shares of the Fund, and may not comply with all local laws applicable to marketing materials. Financial advisers are responsible for determining whether an investment in the Fund, and which share class, is suitable for their clients.

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