

Detailed Fund Information**Management Group**

Henderson Global Investors Ltd

Fund Name

UK PROP PAIF FEEDER I I

Fund Sector

Property

Manager's Name

Marcus Langlands Pearse

Ainslie McLennan

Fund Launch Date

27-May-2016

Fund Size

£2,112.39 (million)

Bid Price / Offer Price

110.46 p / 110.73 p (Inc)

Yield*

2.90 %

XD Dates

Jun 01, Mar 01, Dec 01, Sep 01

Last Distribution

01/06/17 (XD Date)

31/07/17 (Pay Date)

0.9711000000 (Distribution)

Annual Management Charge

0.75 %

Ongoing Charges Figure

(as at 31-08-2017)

0.81 %

Rebate

Charge basis 1&2 - N/A

Charge basis 3 - 0.08%

*For further information, see our document**"Making the cost of investment clear"**(www.oldmutualwealth.co.uk/charges/SIS)***Morningstar Analyst Rating**

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Rayner Spencer Mills Rating

Rated

(See footnote for ratings information)

* Fund manager data for fixed interest funds may not identify yield as running or redemption yield. Old Mutual Wealth Ltd and Old Mutual Wealth Life & Pensions Ltd assume these are redemption yields, as their provision is an FCA regulatory requirement.

Important Information

All performances are inclusive of any net reinvested income and exclusive of any reinvested rebates. Performance figures and yields are as at 31/08/2017. A minority of funds also feature a performance related fee which is not shown here. Please refer to your Funds List for further information. Source: FE. The value of investments and the income from them can fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Past performance is not a guide to the future.

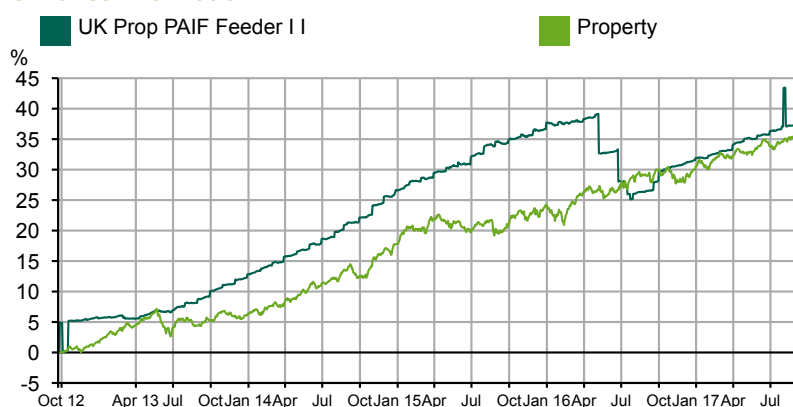
Investment Objective

To achieve a high income together with some growth of both income & capital through investment solely in shares of the Henderson UK Property PAIF. The Fund may also hold cash or near cash only where necessary to meet redemption requirements.

Old Mutual Wealth Risk Evaluator as at 31/08/2017

Over 1 year	1	2	3	4	5	6	7	8	9	10
Over 3 year	1	2	3	4	5	6	7	8	9	10
Over 5 year	1	2	3	4	5	6	7	8	9	10

The fund risk score is based on historic volatility, as measured by standard deviation of returns, of the fund over the indicated time period. The historic volatility is then translated to the fund risk level which is a whole number ranging from 1 (least risky) to 10 (most risky). Fund risk scores provide a retrospective view of a fund's volatility, which may vary widely over different time periods, and are not necessarily indicative of a fund's future volatility.

Performance Information

21/09/2012 - 22/09/2017 Powered by data from FE

Discrete Performance - 12 months to 30/06/17

	2017	2016	2015	2014	2013
Fund	6.41	-3.02	11.33	10.99	-
Stock Sector Average	5.21	6.29	7.48	7.00	5.89

Cumulative Performance to 31/08/17

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	9.02	2.43	13.92	26.79	38.11
Stock Sector Average	4.97	12.70	19.45	29.77	36.02

Performance Analysis - Annualised 3 years

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	4.44	4.35	3.85	0.11	0.22
Stock Sector Average	6.10	3.34	0.00	1.00	0.78

Henderson Global Investors Ltd

UK PROP PAIF FEEDER I I

Breakdown 1



	(%)
Retail - Property	31.4
Money Market	18.1
Offices - Property	17.4
Industrial - Property	16.7
Property Shares	3.7
Others	12.8

Breakdown 2



	(%)
South East UK	60.5
Midlands	25.2
Wales	9.9
Scotland	4.4

Largest Holdings

Holding	(%)	Holding	(%)
RD PARK, HODDESDON	3.9 %	TOWER RETAIL PARK, CRAYFORD	2.2 %
169 UNION STREET, SE1, SOUTHWARK	3.0 %	K & N, DERBY COMMERCIAL PARK, DERBY	2.0 %
CAPITAL PARK, CAMBRIDGE	2.8 %	DATA CENTRE, 3 KING GEORGE CLOSE, ROMFORD	2.0 %
DALTON PARK, MURTON, DURHAM	2.4 %	2 ROUNDWOOD AVE, HEATHROW	1.6 %
ROBIN SHOPPING PARK, WIGAN	2.2 %	2-14 BUNHILL ROW, CITY	1.5 %

Charts and Table data. Source: FE, as at 31/07/2017

Information Source: FE

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Fund ratings agencies

Morningstar and Rayner Spencer Mills provide industry-leading investment research and fund ratings services. Using slightly different approaches, both are designed to help advisers and their clients identify high quality investments.

Calls may be monitored and recorded for training purposes and to avoid misunderstandings.

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