

# Countrywide Assured PROPERTY FUND (S&P Series)

Factsheet data as of 30 September 2017

## INVESTMENT OBJECTIVE

To provide a portfolio invested in prime commercial and industrial property.

## FUND REVIEW

The fund is predominately invested in the Aviva Investors Property Trust (AIPT), a large diverse UK commercial property fund, owning a range of properties including offices, high street shops, shopping centres, out-of-town retail parks, distribution warehouses and leisure facilities. During the quarter, a small portion of the portfolio investment was switched from AIPT into Schroder UK Real Estate (SREF), a similar structured fund. It can also hold some property company shares and cash.

Trading in the AIPT Trust fund was temporarily suspended during the second half of 2016 as it had been experiencing higher than usual volumes of requests to sell units in the Trust, and this, coupled with challenging market conditions in the light of investor sentiment regarding the EU referendum, had reduced the amount of cash held in the Trust. AIPT advised that the Trust continued to be managed with the aim of delivering the best possible return to investors and continued to be valued on a daily basis. In the latter part of 2016, AIPT sold a number of properties to generate sufficient liquidity to meet all the redemption requests and based on this, lifted the suspension on the Trust to allow clients to trade with effect from 15 December 2016. While AIPT hope to keep the fund open, any significant increase in requests from investors to sell their holding could cause the fund to re-close.

Based on the actions of AIPT to suspend all dealings, Countrywide Assured plc also made the decision to suspend withdrawals from the Countrywide Property fund, but immediately reopened when the Trust suspension was lifted. If you require any further advice, please do not hesitate to contact our Customer Services Team on the telephone number listed below.

### FUND STATISTICS

|                            |           |
|----------------------------|-----------|
| Fund launch date           | 03/71     |
| Fund size (as at 30/09/17) | GBP 17.9m |

### PORTFOLIO BREAKDOWN

|                               |       |
|-------------------------------|-------|
| As at 30/09/17                | GBP   |
| Aviva Investor Property Trust | 12.0m |
| Schroders UK Real Estate      | 4.9m  |
| Cash                          | 0.1m  |
| Other                         | 0.9m  |

## BENCHMARK

IPD Balanced Monthly Index

Returns calculated on an offer to offer, net income reinvested basis.

Source: J.P. Morgan based on prices provided by HCL.

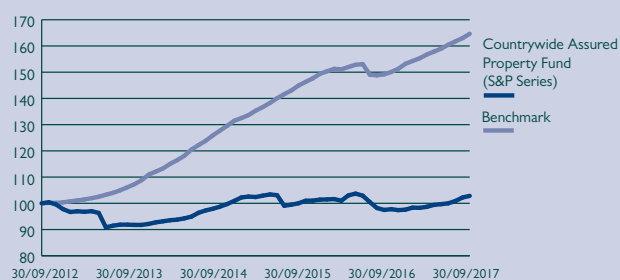
For up to date information and performance data please contact our Customer Services Team on 0345 3000144. Telephone lines are recorded to ensure compliance with our legal and regulatory obligations and internal policies. The price of the fund is also published on the Countrywide Assured website each day.

You should remember that past performance is not a guide to the future. The price of investments and the income from them may go down as well as up and you may not get back the full amount invested. Investment in emerging markets may involve a higher element of risk due to political and economic instability and underdeveloped markets and systems. Investments in smaller companies may involve a higher degree of risk as markets are usually more sensitive to price movements. Exchange rate changes may cause the value of underlying overseas investments to go down or up. The value of property assets is a matter of valuer's opinion, not fact. These assets may be more difficult to realise and may not be realisable at all. The level of tax benefits and liabilities will depend on individual circumstances and may change in the future.

Countrywide Assured plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

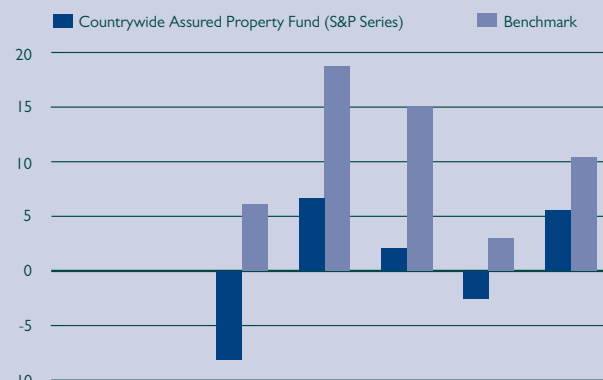
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### CUMULATIVE PERFORMANCE (as at 30/09/17)



|  | 3M  | 1Y   | 3Y   | 5Y   | 10Y  |
|--|-----|------|------|------|------|
| Countrywide Assured Property Fund (S&P Series) | 2.8 | 5.5  | 5.0  | 2.8  | -4.4 |
| Benchmark                                      | 2.6 | 10.4 | 30.8 | 64.6 | 50.6 |

### ROLLING 12 MONTH PERFORMANCE (as at 30/09/17)



|  | 2013/2012 | 2014/2013 | 2015/2014 | 2016/2015 | 2017/2016 |
|--|-----------|-----------|-----------|-----------|-----------|
| Countrywide Assured Property Fund (S&P Series) | -8.1      | 6.6       | 2.1       | -2.5      | 5.5       |
| Benchmark                                      | 6.1       | 18.7      | 15.1      | 3.0       | 10.4      |



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