

Threadneedle UK Property Trust

Investment Objective and Policy

The Fund aims to provide Unitholders with an indirect investment exposure to a diversified portfolio of property assets in the United Kingdom.



Fund Manager(s)

Don Jordison / Chris Morrogh

Since: 02 2007

Fund Facts

Index IPD UK Monthly Index
Peer Group² UK Unit Trusts/Oeics (IMA) Property

Fund Size £388.9m

Launch Date February 2007

Historic Yield 4.10% p.a.

Pay Dates 15 July, 15 January

XD Dates 15 May, 15 November

Type of Share Income & Accumulation

Share Class & General

	Retail	Inst
Initial Charge	5.00%	0.00%
Annual	1.50%	0.75%
Min. Investment	£1,000	£500,000
ISA	Yes	

All information expressed in UK Sterling

¹ SI: Since Inception

Contact Details

Intermediary Line 0800 068 4000*

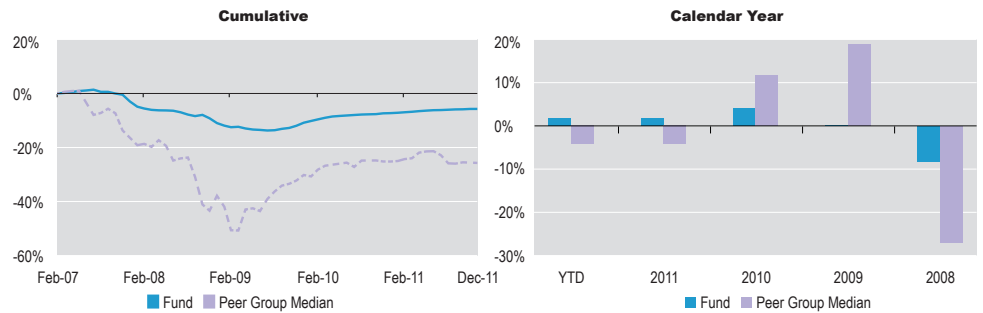
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*Calls are recorded

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For UK Investors only.

Performance Since Inception



Fund Performance - Cumulative

	1M%	3M%	YTD%	1Y%	3Y%	5Y%	SI ¹
Fund (Net)	0.0	0.2	1.7	1.7	5.9	-	-5.7
Peer Group Median (Net) ²	0.2	0.8	-4.2	-4.2	22.2	-	-25.7
Ranking ²	25/38	28/38	10/38	10/38	30/34	-	2/27
Quartile Ranking ²	3	3	1	1	4	-	1

Performance 12 Months Ending

31st Dec 07	31st Dec 08	31st Dec 09	31st Dec 10	31st Dec 11
-	-8.2%	0.1%	4.0%	1.7%

Note: All performance figures relate to the Net Inc Class 1 (Retail) GBP share class.

Top 5 Direct Holdings

Description of Individual Property	(% of Fund Value)
Harpenden / Shops	5.2
Fareham / Retail Warehouse	3.8
Anglesey / Retail Warehouse	3.4
Redditch / Industrial	3.3
Tonbridge / Shopping Centre	3.2

Past performance is not a guide to the future. The value of investments and any income from them can fall as well as rise.

Source performance: Copyright © 2011 Morningstar UK Limited, assumes income is reinvested for a basic rate taxpayer, bid to bid (which means performance does not include the effect of any initial charge). Source other: Threadneedle. All performance and information is quoted in retail share class terms.

² The Peer Group Median (Net), Ranking and Quartile Ranking are referenced to the Peer Group.

Sector Weightings

%	Fund	Index	Deviation from Index	
Shops	35.9	22.7		13.2%
Offices	22.8	30.9		-8.1%
Retail Warehouses	20.7	24.1		-3.4%
Industrials	19.9	17.3		2.6%
Other	0.7	5.0		-4.3%

Regional Weightings

%	Fund	Index	Deviation from Index	
Southern	54.3	24.3		30.1%
Midlands	14.1	12.3		1.7%
North	10.0	9.6		0.4%
Wales	8.9	2.5		6.5%
Yorkshire / Humberside	6.2	6.0		0.1%
Scotland	5.6	7.7		-2.1%
London	1.0	30.3		-29.4%
Eastern	0.0	7.0		-7.0%
Northern Ireland / Other	0.0	0.3		-0.3%

Top 10 Tenants Rent Payable

	(% of Total Passing Rent)
Halfords Limited	6.3
Axon Solutions Limited	2.9
Milton Keynes Atterbury Lakes	2.5
Beverage Services Limited	2.3
Toolstation Ltd	2.2
PricewaterhouseCoopers Services Limited	2.1
Shell UK Ltd	2.1
Argos Limited	2.1
B&Q Plc	2.1
Arcadia Group Limited	1.9

Portfolio Characteristics

	Fund	Index
Net Initial Yield on Property (% p.a.)	7.4	6.2
Vacancy Rate %	3.6	7.8
Average Term of Lease to Renewal (years)	6.8	8.8
No of Tenancies	287	0.0

Risk Analysis

Absolute Volatility	1.49%
Sharpe Ratio	0.67

Fund Codes

Retail (Net) Acc GBP

Sedol	B1Q1SR6
ISIN	GB00B1Q1SR62
MEX ID	ADUKPR

Retail (Net) Inc GBP

Sedol	B1QGTF6
ISIN	GB00B1QGTF68
MEX ID	ADUKPI

For further details on fund codes for other classes, please contact Threadneedle.

Investment Management Association (IMA) is the trade body representing the UK investment management industry.

Please refer to further Risk Warnings and Glossary at the rear of this document.

Risk Warnings

Market Risk: The value of investments can fall as well as rise and investors might not get back the sum originally invested, especially if investments are not held for the long term.

Currency Risk: Where investments are made in assets that are denominated in foreign currency, changes in exchange rates may affect the value of the investments.

Liquidity Risk: The fund invests in assets that are not always readily saleable without suffering a discount to fair value. The portfolio may have to lower the selling price, sell other investments or forego another, more appealing investment opportunity.

Summarised Glossary

In addition to the above specific risk warnings applicable to the fund, the second page of the factsheet includes a number of statistical measures that should also assist investors and/or their advisors in selecting funds that meets both their investment objectives and appetite for risk.

SHARPE RATIO: This measure is a risk-adjusted return statistic. It measures the fund's return over and above cash (excess return over a risk free asset) divided by the absolute volatility of the fund. It shows the trade-off between risk and return. The greater the result, the better the return the fund has delivered given the risks within the fund.

ABSOLUTE VOLATILITY: One of the main ways in which the risk of an investment is measured is calculating the degree to which its value fluctuates around an average. The standard method for calculating this volatility is standard deviation. Absolute volatility is the standard deviation of the fund's last three years' performance which is then expressed as a percentage. All the other risk measures below are also based on the last 3 year's fund performance.

AVERAGE LIFE: This is the weight adjusted average life of the bonds held in the portfolio i.e. on average how many years to go before their expected redemption.

BETA: This is a measure of the volatility of the fund relative to its benchmark. A figure greater than 1 indicates that the fund will tend to outperform in a rising market and under perform in a falling one. I.e. is more volatile than the market. The reverse applies to a Beta of less than 1.

INFORMATION RATIO: This statistic is commonly used to measure a fund manager's skill against the benchmark. The out/underperformance of the fund relative to its peer group is divided by the tracking error. Therefore, anything positive is above average and anything negative is below average. The larger the number the better.

JENSEN ALPHA: A risk-adjusted performance measure that represents the average return on the fund over and above that predicted by the CAPM (Capital Asset Pricing Model), given the fund's beta and the average market return as represented by the benchmark. If the value is positive then the fund has outperformed the market and if it is negative then the opposite is true.

MODIFIED DURATION: Is a measure of risk for fixed interest securities as it predicts the sensitivity of the value of the fund's portfolio to a change in interest rates. The higher the value the greater the volatility of the fund's performance resulting from changes to interest rates. If the modified duration of a fund is 5 years then the average price movement of the fund resulting from a +/- 1% change in interest rates is 5%.

R²: This is a measure of how close the portfolio of a fund is correlated (or can be explained by) the performance of the benchmark. A result of 1 means a perfect correlation whilst 0 means there is effectively no relationship between the two performances. The degree of reliance that can be placed on the result is not linear, however. Generally, a correlation is only significant for values of 0.75 and above. Finally, it is worth noting that the higher the R² the greater the reliance that can be placed on the beta result.

RELATIVE VOLATILITY: Shows how much more or less volatile the fund has been relative to its benchmark which for all risk measures will be an index. For example if the fund's absolute volatility is 9% and the benchmark's is 10% then the relative volatility is 0.90.

TRACKING ERROR: Indicates how closely the fund tracks the benchmark. It is the standard deviation of the monthly returns of the fund divided by the monthly returns of its benchmark. The lower the number the closer the fund follows its benchmark.

Please refer to the Databook or [threadneedle.com](https://www.threadneedle.com) for a full Glossary of Terms.

Subscriptions to a fund may only be made on the basis of the current Prospectus. Investors should note the "Risk factors" section of the Prospectus in terms of risks applicable to investing in this or any other fund.

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