We've written this fund factsheet assuming you have some experience of investing. This means that although we have tried to write as much as possible in plain language, we may have used certain words or phrases that might not be familiar to you, particularly if you are new to investing. Its purpose is to help you understand how the fund is invested and performing. You should not use it on its own for making investment decisions. It is not an offer to buy or sell any investments or shares. If there's something you don't understand, please contact your adviser. If you don't have an adviser, please call us, we can help you find one near you.

ZURICH

Zurich Property 1% AP

September 2022

Zurich fund information

(as at 31/08/2022)

Launch date	30/12/1994
Buy price / sell price	660.20p / 627.20p
Fund size (£m)	1750.5 (as at 31/08/2022)
ABI Sector	UK Direct Property
Fund Charges*	1.52%
SEDOL	0035972
Mex ID	ALAPP
ISIN code	GB0000359728
Crown rating	N/A

The Zurich fund invests in Zurich Pension Property

Information for Zurich Pension Property

(as at 31/08/2022)

Launch date	13/01/1984
Fund size (£m)	1750.5 (as at 31/08/2022)
SEDOL	0406170
Fund management company	Zurich Assurance Ltd
Fund manager	Sandy Wilson
Fund manager's Square Mile Rating	-

Top holdings

(as at 31/08/2022)**

GILLINGHAM, GILLINGHAM BUS.PARK	4.70%
ST ALBANS, RIVERSIDE IND EST	4.60%
HEMEL HEMPSTEAD, BREAKSPEAR PK	3.60%
BIRMINGHAM, LONGBRIDGE SHOPPING PARK	3.00%
MITCHAM, WATES WAY	2.70%
BRIDGEND, BRIDGEND IND. ESTATE	2.70%
PORTSMOUTH, BROAD OAK WORKS	2.60%
LUTON NORTH LUTON IND ESTATE	2.50%
CAMBRIDGE BLDGS 1000,2000&9000	2.40%
RUSHDEN, UNITS 2 & 3 RUSHDEN LINK	2.20%

Fund objective

The fund invests in a spread of business properties, mainly in the UK, but also overseas, generally let on long term leases to good quality tenants with regular rent reviews; some properties are acquired with the intention of carrying out development. This investment aim is intended to combine the prospects of good capital growth with a secure and rising rental income.

Fund features

This fund invests in assets which have the potential to produce superior longer term returns. Over some periods of time there can be significant falls, as well as rises, in the value of your investment.

The fund is managed by Threadneedle Asset Management Limited.

Asset split 1 (as at 31/08/2022)**

Property	87.5%
Money Market	7.5%
Property Shares	5.0%

Asset split 2 (as at 31/07/2022)**

Industrial - Property	54.0%
Offices - Property	24.0%
Warehouse - Property	15.0%
Miscellaneous	2.0%
Retail - Property	2.0%
Retail	1.0%

* This figure includes the charges and expenses that are deducted from the fund and are reflected in the unit price. Other charges which reduce the number of units you hold may apply. For further information please refer to your product Terms and Conditions.

** Zurich sources its funds data from Financial Express. The date shown reflects the last available regional, sector and asset breakdown data provided by the fund's administrator to Financial Express. The timeliness of this data is affected by the speed and regularity of their publication by the fund administrator.

Zurich Property 1% AP
September 2022

Things you need to know

We've based this information on our current understanding of law and practice. We make every effort to ensure that this information is helpful, accurate and correct but it may change or may not apply to your personal circumstances. Before taking any action you should always check with an appropriate adviser, as we cannot accept responsibility for any action taken on the basis of this information alone.

All funds carry some risk and you should consider these risks before making an investment decision. The value of investments and any income from them is not guaranteed and can fall as well as rise and will be reduced in real terms by the effects of inflation. The main factors which may increase the risk of this fund include:
- the amount held in overseas assets,
- any concentration in specific areas or sectors,
- the amount invested in property or property shares,
- the use of derivatives and other instruments with the aim of generating outperformance.

Other charges which reduce the number of units you hold may apply. For further information please refer to your product Terms and Conditions.

For a more detailed explanation and other useful information about investments, please refer to our guide -"Making investments clearer - a guide for you", which can be found at www.zurich.co.uk.

Cumulative fund performance (as at 31/08/2022)

	6 mths	1 year	3 years	5 years	10 years
% growth	2.77%	12.79%	28.16%	41.68%	101.80%

Discrete fund performance (as at 30/06/2022)

	30/06/2017 - 30/06/2018	30/06/2018 - 30/06/2019	30/06/2019 - 30/06/2020	30/06/2020 - 30/06/2021	30/06/2021 - 30/06/2022
% growth	6.62%	3.71%	-1.07%	13.56%	16.70%

Annualised fund performance (as at 31/08/2022)

3 year	8.62%
5 year	7.22%
10 year	7.27%

3 year statistical fund data (as at 31/08/2022)

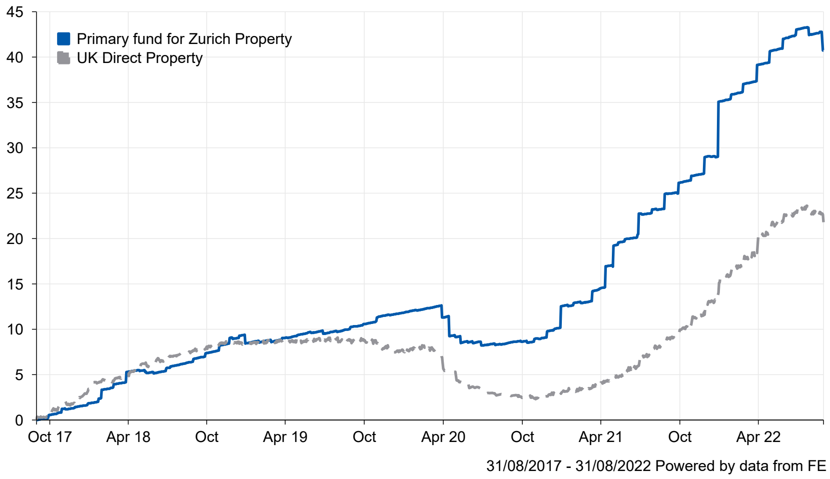
Monthly volatility	1.27%
Best 3 month return	7.23%
Worst 3 month return	-3.31%

Discrete performance of ABI primary fund* (as at 31/08/2022)

	31/08/2017 - 31/08/2018	31/08/2018 - 31/08/2019	31/08/2019 - 31/08/2020	31/08/2020 - 31/08/2021	31/08/2021 - 31/08/2022
% growth	6.73%	3.32%	-1.63%	15.20%	12.62%
Sector Average	7.62%	1.07%	-5.58%	5.80%	12.09%
Quartile	3	1	1	1	2
Rank	73/121	13/122	11/123	4/123	53/123

* This data shows the performance of the primary unit series for the fund.
The primary unit series is the series of the fund that applies to most customers.

Performance of ABI primary fund (over 5 years to 31/08/2022)



Source: Financial Express as at 31/08/2022. You shouldn't use past performance as a suggestion of future performance. It shouldn't be the main or sole reason for making an investment decision. The value of investments and any income from them can fall as well as rise and will be reduced in real terms by the effects of inflation. You may not get back the amount you invested. HM Revenue and Customs (HMRC) practice and law are complex. Tax concessions are not guaranteed, their value will depend on individual circumstances and may change in the future.

Fund performance data is based on a selling price basis and doesn't take into account fees and expenses which are specific to individual plans. Details are available on request.

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