

31 January 2019

The fund aims to provide long term growth from a combination of income and capital growth by investing predominantly in listed real estate investment trusts (REITs) and quoted property companies. The fund aims to hold a globally diversified portfolio of these assets and is actively managed by our investment team to try to take advantage of opportunities they have identified. Non-sterling denominated assets will typically be hedged back to sterling.

Past performance is not a guide to future returns and future returns are not guaranteed. The price of assets and the income from them may go down as well as up and cannot be guaranteed; an investor may receive back less than their original investment. The fund may use derivatives to reduce risk or cost, or to generate additional capital or income at low risk. Usage of derivatives is monitored to ensure that the fund is not exposed to excessive or unintended risks. The value of assets held within the fund may rise and fall as a result of exchange rate fluctuations.

OEIC Fund

Property Fund

Monthly

Fund Manager	Svitlana Gubriy	Current Fund Size	£69.9m
Fund Manager Start	1 Sep 2016	Base Currency	GBP
Launch Date	16 Jan 2007	No. of Holdings	68
IA Sector	IA Property Other		
Benchmark	FTSE EPRA Nareit Developed Index (Custom hedged GBP)		

This document is intended for use by individuals who are familiar with investment terminology. To help you understand this fund and for a full explanation of specific risks and the overall risk profile of this fund and the shareclasses within it, please refer to the Key Investor Information Documents and Prospectus which are available on our website – www.standardlifeinvestments.com.

Aberdeen Standard Investments has not considered the suitability of investment against your individual needs and risk tolerance. If you are in any doubt as to whether this fund is suitable for you, you should seek advice. An adviser is likely to charge for advice. We are unable to provide investment advice.

Fund Information *

Composition by Country

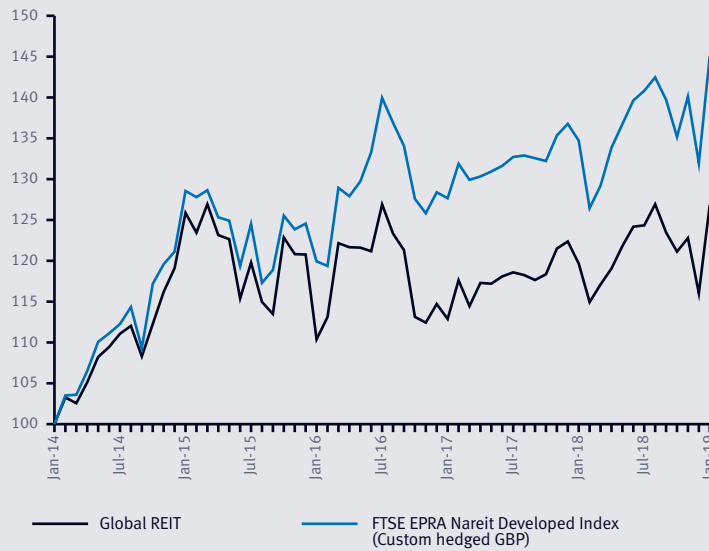
	Fund %
USA	54.1
Japan	10.2
Hong Kong	7.1
Germany	5.5
Australia	4.0
Canada	3.2
UK	3.1
France	2.6
Singapore	1.9
Sweden	1.6
Spain	1.5
Austria	1.0
Cash and Other	4.2

Top Ten Holdings

Stocks	Fund %
Prologis	4.6
Simon Property Group	3.7
Welltower	3.4
Deutsche Wohnen	3.0
Essex Property Trust	2.8
CK Asset Holdings	2.7
Realty Income	2.6
Gecina	2.6
Equity Lifestyle	2.2
CAPREIT	2.2
Assets in top ten holdings	29.8

Fund Performance *

Price Indexed



The performance of the fund has been calculated over the stated period using bid to bid basis for a UK basic rate tax payer. The performance shown is based on an Annual Management Charge (AMC) of 0.75%. You may be investing in another shareclass with a higher AMC. The charges for different share classes are shown on the next page. For details of your actual charges please contact your financial adviser or refer to the product documentation.

Source: Aberdeen Standard Investments (Fund) and FTSE (Benchmark)

Year on Year Performance

Source: Aberdeen Standard Investments (Fund) and FTSE (Benchmark)

	Year to 31/12/2018 (%)	Year to 31/12/2017 (%)	Year to 31/12/2016 (%)	Year to 31/12/2015 (%)	Year to 31/12/2014 (%)
Retail Fund Performance	-5.5	6.1	-5.8	0.9	17.6
Institutional Fund Performance	-5.2	6.7	-5.0	1.4	18.4
Platform One	-5.2	6.6	-5.1	1.4	18.4
FTSE EPRA Nareit Developed Index (Custom hedged GBP)	-3.5	6.5	3.1	2.8	21.1

Cumulative Performance

Source: Aberdeen Standard Investments (Fund) and FTSE (Benchmark)

	6 Months (%)	1 Year (%)	3 Years (%)	5 Years (%)
Retail Fund Performance	1.8	5.6	13.1	23.2
Institutional Fund Performance	2.0	6.0	14.9	26.9
Platform One	2.0	6.0	14.8	26.6
FTSE EPRA Nareit Developed Index (Custom hedged GBP)	3.0	7.7	21.0	45.1

Note: Past Performance is not a guide to future performance. The price of shares and the income from them may go down as well as up and cannot be guaranteed; an investor may receive back less than their original investment.

For full details of the fund's objective, policy, investment and borrowing powers and details of the risks investors need to be aware of, please refer to the prospectus.

For a full description of those eligible to invest in each share class please refer to the relevant prospectus.

The fund does not have an index-tracking objective.

Definitions

Cash and Other - may include bank and building society deposits, other money market instruments such as Certificates of Deposits (CDs), Floating Rate Notes (FRNs) including Asset Backed Securities (ABSs), Money Market Funds and allowances for tax, dividends and interest due if appropriate.

Other Fund Information

	Retail Acc	Retail Inc	Institutional Acc	Institutional Inc
Lipper	65063380	65063381	65063382	65063383
Bloomberg	SLGLRRA LN	SLGLRRI LN	SLGLRIA LN	STLGRRI LN
ISIN	GB00B1LBR182	GB00B1LBR299	GB00B1LBR307	GB00B1LBR414
SEDOL	B1LBR18	B1LBR29	B1LBR30	B1LBR41

	Platform One Acc	Platform One Inc
Lipper	68165322	68165323
Bloomberg	STGLRPL LN	SLX6RPI LN
ISIN	GB00B7MR5W47	GB00B6TQN017
SEDOL	B7MR5W4	B6TQN01

	Interim	Annual	Valuation Point	12:00 (UK time)
Reporting Dates	30 Apr	31 Oct	Type of Share	Income & Accumulation
XD Dates	31 Jan,30 Apr,31 Jul	31 Oct	ISA Option	Yes
Payment Dates (Income)	31 Mar,30 Jun,30 Sep	31 Dec		

	Retail	Institutional	Platform One
Initial Charge	4.00%	0.00%	0.00%
Annual Management Charge	1.30%	0.75%	0.75%
Ongoing Charges Figure	1.38%	0.91%	0.96%

The Ongoing Charge Figure (OCF) is the overall cost shown as a percentage of the value of the assets of the Fund. It is made up of the Annual Management Charge (AMC) shown above and the other expenses taken from the Fund over the last annual reporting period. It does not include any initial charges or the cost of buying and selling stocks for the Fund. The OCF can help you compare the costs and expenses of different funds.

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0345 113 69 66.

Call charges will vary.

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