



## Transition

The abrdrn Real Estate Fund is currently undergoing a portfolio transition to (i) reduce its holdings to approximately 45% in direct UK property, and (ii) increase its holdings to approximately 45% in indirect property. The transition commenced on 2 October 2024 and is expected to be completed within 18 - 24 months. However, this timeline may vary depending on market conditions. Investors should be aware that, for a period from 2 October 2024, investments in both direct and indirect holdings in abrdrn Real Estate Fund will not align with the target allocations of 45% as stated in the investment policy.

## Objective

To generate income and some growth over the long term (5 years or more) by investing in property and property related investments. It is intended that the fund will be a PAIF at all times and, as such, its investment objective is to carry on property investment business and to manage cash raised for investment in the property investment business.

**Performance Target:** To achieve a return in excess of the following composite index over rolling five-year periods (after charges). 45% MSCI UK Monthly Property Index; 45% FTSE EPRA Nareit Developed Net Total Return Index and 10% SONIA. The Performance Target is the level of performance that the management team hopes to achieve for the fund. There is however no certainty or promise that they will achieve the Performance Target. The ACD believes this is an appropriate target for the sub-fund based on the investment policy of the fund and the constituents of the sector.

## Portfolio construction

- The fund will target an allocation of 45% investment in direct property; 45% investment in indirect property and 10% money-market instruments (including cash) which may vary as a result of factors such as market conditions. The fund will invest at least 80% of the fund's assets in property and property related investments.
- Direct property investment will be allocated to a diversified portfolio of UK Freehold and Leasehold property selected from across the retail, office, industrial and other sectors.
- Indirect investment in global (including Emerging Markets) property is achieved through listed closed ended REITs, exchange traded funds and equities (company shares) of companies engaged in property and property related activities.
- The fund may also invest in other funds (including those managed by Aberdeen), short term government bonds, money-market instruments and cash.

## Management process

- In respect of the direct property component, the management team use market research and their discretion (active management) to identify investments that are expected to benefit from changes in property prices and property improvements. They will maintain a diverse asset mix at sector level.
- In respect of the indirect property component, the management team use their discretion to maintain a diverse mix at country and company level. Their primary focus is on stock selection using research techniques to select individual holdings. The research process is focused on identifying companies where the management team have a different view of a company's prospects to that of the market, and which align with their views regarding future economic and business conditions.
- Due to the active nature of the management process, the fund's performance profile may deviate significantly from that of the composite benchmark.

<sup>A</sup> The Ongoing Charge Figure (OCF) is an estimate as at April 2022 and may vary from year to year. It excludes the cost of buying and selling assets for the fund. An estimate is used in order to provide the figure that will most likely be charged. It does not include any initial charges or the cost of buying and selling stocks for the fund. The Ongoing Charge Figure can help you compare the annual operating expenses of different funds.

<sup>B</sup> Historic Distribution Yield - this represents the income generated by the assets in which the fund has been invested over the last twelve months, expressed as a % of the fund's value for Institutional Acc Shareclass. Please note that this income stream may be subject to taxes and charges.

Dealing information	
Minimum initial Investment	
Retail shareclass	£500
Institutional shareclass	£1,000,000
Platform One shareclass	£1,000,000
Valuation point	12:00 UK Time
Settlement terms	T+3
Accounting period end dates	31 Dec (final) and 30 Jun (interim)
Ex-dividend dates	First day of each month
Payment dates	15 Feb (final) and Last day of each month. Jan no payment (interim)
<b>Ongoing charges figure (OCF)<sup>A</sup></b>	
Retail shareclass	: 1.15%
Institutional shareclass	: 0.68%
<b>Annual management charge (AMC)</b>	
Retail shareclass	: 1.15%
Institutional shareclass	: 0.60%
<b>Retail Acc Shareclass</b>	
Sedol	BJFL152
ISIN	GB00BJFL1522
Bloomberg	BRUKPRA LN
Lipper	60098626
<b>Retail Inc Shareclass</b>	
Sedol	BJFL163
ISIN	GB00BJFL1639
Bloomberg	BRUKPRI LN
Lipper	60098625
<b>Institutional Acc Shareclass</b>	
Sedol	BJZ2TG2
ISIN	GB00BJZ2TG29
Bloomberg	IGUKPIA LN
Lipper	68151106
<b>Institutional Inc Shareclass</b>	
Sedol	BJZ2V33
ISIN	GB00BJZ2V336
Bloomberg	IGUKPII LN
Lipper	68151107
<b>Performance Target/Performance Comparator</b>	
45% MSCI UK Monthly Property Index; 45% FTSE EPRA Nareit Developed Net Total Return Index and 10% SONIA	
<b>Property Fund NAV</b>	£534,881,248
<b>No. of direct holdings</b>	25
<b>No. of listed holdings</b>	49
<b>Fund Launch date</b>	22 Dec 2004
<b>Historic Distribution Yield<sup>B</sup></b>	3.92% Fund



# abrdn Real Estate Fund

March 2026

## Market Review

According to the MSCI UK Monthly Index for March, the monthly all property total return was 0.4% with income return of 0.5% and marginally negative capital growth.

The highest monthly return came from Retail and Residential sectors, at 0.6% total return each. Within the segments, South East Standard Retail had the highest return at 1.0% in March, with Shopping Centres the next highest segment at 0.6%. The Other Commercial and Office sectors saw the lowest total return over the month at 0.2% each. Within the Office segments, Rest of UK Offices and West End and Mid Town Offices both saw total return of 0.5%, whilst City Offices saw 0.0% total return and Rest of South East Offices saw -0.2% total return. West End and Mid Town Offices continue to be the only Office segment seeing positive capital growth.

The annual all property total return was 6.5% in March, down from 6.9% in February. The highest sector return came from Retail at 8.3%, followed by Industrial at 7.3%. This is the 8th month in a row that Retail has seen the highest annual return, however it is the lowest Retail value since October 2024. The lowest annual return in March came from the Office sector at 2.6%.

The real estate focused FTSE EPRA Nareit Developed Total Return Index returned -7.07% over the month, driven by macroeconomic uncertainty following the escalation of the Middle East conflict.

## Fund performance

The Institutional Acc shares returned investors -2.43% over the month, ahead of the performance target which achieved -3.09%<sup>A</sup>. The fund's overweight direct portfolio was accretive to relative performance over the month, with the fund's office assets providing the strongest sector return within the direct portfolio. Within the listed portfolio, the greatest performance contributors were data centre owners Digital Realty & Equinix. Detractors from performance include Japanese developers Mitsubishi Estate and Sumitomo Realty & Development Co. alongside retail focused Unibail-Rodamco-Westfield.

## Outlook and Fund positioning

We expect a challenging outlook for UK real estate over the year, given geopolitical risk and potential macroeconomic volatility which is being impacted by the conflict in the Middle East. Prior to February, the expected 2026 calendar year return was expected to be fairly similar to recent years at an All Property level. Instead, we now expect yields to shift outwards slightly over 2026, before recovering over the following two years. We also expect rental growth moderation because of a combination of affordability concerns and cost pressures. This is most pronounced in sub-segments with existing structural headwinds, such as PBSA, but the wider residential market will also be affected if inflation returns strongly. It's also worth noting that changes in business rates will have a significant impact on occupational costs in hospitality, logistics, and parts of the retail sector.

The over-arching Fund strategy is focused on reducing risk within the direct property portfolio, whilst also progressing the previously stated objective of transitioning the fund to an equally balanced direct / listed product.

## Discrete annual returns (%) - year ended 31/03

	2022	2023	2024	2025	2026
Fund Retail Acc shareclass	13.06	-12.44	-4.06	0.00	-0.77
Fund Institutional Acc shareclass	13.46	-12.10	-3.73	0.37	-0.37
Performance Target <sup>A</sup>	10.84	-9.39	-1.37	3.23	6.54

## Past performance (%)

	1m	3m	6m	1y	3y p.a.	5y p.a.
Fund Retail Acc shareclass	-2.46	0.10	-1.53	-0.77	-1.63	-1.18
Fund Institutional Acc shareclass	-2.43	0.18	-1.36	-0.37	-1.26	-0.81
Performance Target <sup>A</sup>	-3.09	2.15	2.62	6.54	2.75	1.73

<sup>A</sup>Performance Target IA UK Direct Property Peer group until 02/10/2024, 45% MSCI UK Monthly Property Index; 45% FTSE EPRA Nareit Developed Net Total Return Index and 10% SONIA thereafter.

Source: Aberdeen

**Past performance is not a guide to future results.**

# abrdn Real Estate Fund

March 2026



## Asset allocation



\*The unencumbered cash figure includes cash or cash equivalents plus any short-term assets and liabilities within the fund less any future committed capital expenditures.  
Source: Aberdeen, March 2026.

## Top five tenants (direct assets, consolidated)

Name	% of total income
TP Bennett LLP	7.2
DPDGroup UK Ltd	6.4
British Telecommunications plc	4.5
Expro North Sea Limited	4.2
Tesco Stores Limited	2.8

Source: Aberdeen, March 2026

## Sector analysis (direct assets)

Sector	Fund %
<b>Retail</b>	<b>11.8</b>
Retail Warehouses	5.9
Standard Retail - South East	2.8
Standard Retail - Rest of UK	3.1
<b>Offices</b>	<b>28.9</b>
Office - Rest of UK	18.6
Office - Rest of South East	10.3
<b>Industrial</b>	<b>50.6</b>
Industrial - South East	43.8
Industrial - Rest of UK	6.8
<b>Other</b>	<b>8.7</b>

Source: Aberdeen, March 2026

## Important Information

The following risk factors should be carefully considered before making an investment decision:

- The value of investments and the income from them can fall and investors may get back less than the amount invested.
- The abrdn Real Estate Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document.
- The use of derivatives carries the risk of reduced liquidity, substantial loss and increased volatility in adverse market conditions, such as a failure amongst market participants. The use of derivatives may result in the fund being leveraged (where market exposure and thus the potential for loss by the fund exceeds the amount it has invested) and in these market conditions the effect of leverage will be to magnify losses. The fund does not make extensive use of derivatives.
- Commercial property is less liquid than other asset classes such as bonds or equities. Selling property can be a lengthy process so investors in the fund should be aware that they may not be able to sell their investment when they want to.
- Commercial property transaction charges are higher than those which apply in other asset classes. Investors should be aware that a high volume of transactions would have a material impact on fund returns.
- Property valuation is a matter of judgment by an independent valuer and is therefore a matter of the valuer's opinion rather than fact.
- The fund employs a single swinging pricing methodology to protect against the dilution impact of transaction costs. Due to the high transaction charges associated with the fund's assets, a change in the pricing basis will result in a significant movement in the fund's published price.
- Equities can lose value rapidly, and typically involve higher (often significantly higher) market risks than bonds or money market instruments. If a company goes through bankruptcy or a similar financial restructuring, its equities may lose most or all of their value.
- Real estate and related investments can be hurt by any factor that makes an area or individual property less valuable. Specifically, investments in real estate holdings or related businesses or securities (including interests in mortgages) can be hurt by natural disasters, economic declines, overbuilding, zoning changes, tax increases, population or lifestyle trends, environmental contamination, defaults on mortgages, failures of management, and other factors that may affect the market value or cash flow of the investment. Many issuers of real estate related securities are highly leveraged, which can make their securities more volatile. The value of real estate-related securities does not necessarily track the value of the underlying assets.
- To the extent that the fund invests a large portion of its assets in a limited number of industries, sectors, or issuers, or within a limited geographical area, it can be more risky than a fund that invests more broadly. Focusing on any company, industry, sector, country, region, type of stock, type of economy, etc. makes the fund more sensitive to the factors that determine market value for the area of focus. These factors may include economic, financial or market conditions as well as social, political, economic, environmental or other conditions. The result can be both higher volatility and a greater risk of loss.

## Important Information

To help you understand this fund and for a full explanation of risks and the overall risk profile of this fund and the share classes within it, please refer to the Key Investor Information Documents and Prospectus which are available on our website [www.aberdeeninvestments.com](http://www.aberdeeninvestments.com). The Prospectus also contains a glossary of key terms used in this document.

The fund's Authorised Corporate Director is abrdn Fund Managers Limited.

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