

# GUIDE TO YOUR SCHEME FUND FACTSHEET

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**This guide has been produced to help you understand your scheme fund factsheet.**

**It is not an invitation to invest or advice on the suitability of an investment for your personal financial situation and should be read with your pension scheme booklet.**

**If you have any questions regarding the information included in this guide, or wish to discuss your investment options, you should speak to the Scheme Administrator or Trustees of your pension scheme, or seek financial advice.**

# INFORMATION ABOUT CHARGES



**FUND FACTSHEET Q2 2025**

**ABC Pension Scheme**  
**ABC Private Single Fund**

This factsheet has been produced by Phoenix Corporate Investment Services (CIS) and should be read with your pension scheme booklet and the 'Guide to your scheme fund factsheet'.

The factsheet is updated quarterly and the most up-to-date version is available by logging onto your UK Pension Website. It provides you with fund information only and is not an invitation to invest or advice about the suitability of an investment for your personal financial situation. If you have any questions or wish to discuss your investment options, you should speak to the Scheme Administrator or Trustees of your pension scheme or seek financial advice.

This Fund is made available by Phoenix CIS. The Trustees of the ABC Pension Scheme are responsible for selecting the underlying fund(s), the investment objective and benchmark, all of which may change from time to time.

Fund Information as at 30/06/2025	
<b>Investment Objective</b>	
The Fund aims to generate total returns (from income and capital appreciation) by investing in property, the fund aims to outperform the performance of its benchmark, over rolling 3-year periods.	
<b>Launch Date</b>	18/04/2006
<b>Currency</b>	GBP
<b>Fund Size</b>	£0.54m
<b>Benchmark</b>	MSCI/AREF UK All Balanced Quarterly Property Fund
<b>Total Expense Ratio (TER)*</b> consisting of:	<b>0.80%</b>
- Annual Management Charge (AMC)*	0.75%
- Fund Expenses*	0.05%
<b>Property Expense Ratio (PER)*</b>	<b>1.24%</b>
<b>Adviser Charge*</b>	<b>0.02%</b>

\* Please see the descriptions in the 'Guide to your scheme fund factsheet'. The TER represents the cost for running the Fund and does not include the PER. The PER is the cost associated with the management and operation of the physical properties in the portfolio. TER and PER are reflected daily in the unit price of the Phoenix CIS Fund. The Fund is distinct from the underlying fund(s), with its own unit price and other fund specific details. However the Fund is fully invested in the underlying fund(s). The unit price and performance of the Fund will not exactly match those of the underlying fund(s).

Underlying Fund Information	
<b>Underlying Fund Name:</b>	Threadneedle Property Pn
<b>Launch Date:</b>	09/07/1970
<b>Fund Size</b>	30/06/2025 £1,353.10m

<b>Total Expense Ratio (TER)*</b> consisting of:	<b>0.80%</b>	1.
- Annual Management Charge (AMC)*	0.75%	2.
- Fund Expenses*	0.05%	3.
<b>Property Expense Ratio (PER)*</b>	<b>1.24%</b>	4.
<b>Adviser Charge*</b>	<b>0.02%</b>	5.

Factsheet example as at 30/06/2025.

For illustration purposes only.

The TER, AMC and Adviser Charge (if shown) are as at quarter-end. Fund expenses and PER (where shown) are based on the latest figures provided by the fund manager to Phoenix Corporate Investment Services (CIS) up to the last quarter-end.

Where the Fund invests in more than one underlying fund, the TER, AMC, Fund Expenses and PER (where shown) are based on target asset allocations. A target asset allocation is the proportion that the Trustees have allocated to each underlying fund.

The TER, AMC, Fund Expenses, PER and Adviser Charge (where shown) are all subject to change and rounded to two decimal places.

- 1. Total Expense Ratio (TER):** The TER represents the costs for running the Fund, reflected daily in the unit price. It consists of the AMC plus additional Fund Expenses. It does not include the Property Expense Ratio and the Adviser Charge (where applicable).
- 2. Annual Management Charge (AMC):** covers both investment management and administration charges, collected through a daily adjustment in unit prices. The AMC may be amended due to changes in the underlying fund(s)' annual management charge or changes in the Phoenix CIS platform charge.
- 3. Fund Expenses:** these are expenses incurred by the underlying fund(s) such as custodian fees, audit fees, depository/trust fees; and in some instances, performance fees which could arise directly or indirectly from the funds' investments. The Fund Expenses may fall or rise as they are linked to the total assets under management of the underlying fund.
- 4. Property Expense Ratio (PER):** this only applies to Property funds. PER is the cost associated with the management and operation of the physical properties in the portfolio of the underlying fund including day to day property management (such as maintenance and repairs, service charges, insurance) and rent collection. This is reflected daily in the unit price of the Phoenix CIS Fund. It is reviewed by the underlying fund managers at least once a year and may fall or rise due to changes in the costs incurred in the management of the properties.
- 5. Adviser Charge:** this is for the advisory fees of the consultant of your scheme, which in some instances may be deducted from the unit price of the Phoenix CIS Fund alongside the charges mentioned above. If the Adviser Charge is nil or not shown on your factsheet, this means that it is either paid outside the Fund's unit price or simply does not apply to your scheme.

# FUND PERFORMANCE EXPLAINED

## Year on Year Performance

	30/06/2024 to 30/06/2025	30/06/2023 to 30/06/2024	30/06/2022 to 30/06/2023	30/06/2021 to 30/06/2022	30/06/2020 to 30/06/2021
Fund growth	5.8%	0.7%	-16.7%	24.3%	8.2%
Benchmark	6.8%	0.1%	-17.4%	23.3%	8.5%

## Cumulative Performance to 30/06/2025

	3 months	1 Year	3 Years	5 Years	10 Years
Fund growth	1.0%	5.8%	-11.3%	19.3%	40.4%
Benchmark	1.5%	6.8%	-11.7%	18.1%	48.2%

## Annualised Performance to 30/06/2025

	3 Years	5 Years	10 Years
Fund growth	-3.9%	3.6%	3.5%
Benchmark	-4.1%	3.4%	4.0%

Factsheet example as at 30/06/2025. For illustration purposes only.

**Year on Year performance** is the percentage growth of an investment during a defined 12 month period.

**The cumulative performance** table shows total percentage growth over the relevant time periods shown.

**The annualised performance** shows the cumulative performance averaged out across the relevant time period(s) shown and expressed as an annual return figure.

The Fund's performance figures shown on the factsheet are after deduction of the AMC, Fund Expenses and, where applicable, Property Expense Ratio. Charges and expenses may have changed over time, which is reflected in the performance figures.

The Fund performance shown does not take into consideration any additional charges that may apply to your scheme.

The Phoenix CIS Fund performance figures shown may not be directly comparable to the underlying fund(s) or the associated benchmark. This is due to several reasons including the following:

- Charges
- Income and Tax
- Timing of when the underlying fund or benchmark is valued
- Unit price movements (called 'swings'), as a result of the sales or purchases of assets in the underlying fund(s); these swings will not be reflected in the benchmark performance
- Price type (i.e. Phoenix CIS Fund is based on our dealing price, whereas the underlying fund(s) may use a different price)

**Your fund performance figures refer to the past and past performance is not a reliable indicator of future performance. You should be aware that the value of investments may fall as well as rise and is not guaranteed. You may get back less than you invest.**

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# SPECIAL RISK FACTORS

Some funds are exposed to special risk factors linked to the type of investment strategy they pursue. This section indicates which risks are applicable to the Fund.

**Here is a full description of the risks highlighted in your fund factsheet:**

## Currency

The underlying fund(s) is denominated in a different currency than the British Pound. Prices will rise and fall purely as a result of changes in exchange rates.

## Derivatives

Where the underlying fund(s) makes extensive use of financial derivatives (complex financial contracts), it could lose significantly more than the amount it has invested. This is because a small change in the value of the underlying asset can have a large impact on the value of the derivative. This could magnify any losses and gains, causing the value of your investment to fluctuate more.

## Emerging Markets

The underlying fund(s) invests in emerging markets, which tend to be more volatile than established stockmarkets for a number of potential reasons, including lack of regulation or political instability. It may also be harder to buy and sell assets than those in more developed markets. This can result in larger fluctuations in the value of the Fund.

## Interest Rates

The underlying fund(s) invests in fixed interest investments, such as government bonds (gilts) or corporate bonds. Changes in interest rates could affect the value of these investments; typically, if interest rates rise, the value of bonds is likely to fall.

## Liquidity

The underlying investments of this Fund may not be readily realisable at the time of buying, switching or selling units. This may result in your instruction being delayed and assets being sold for less than expected.

## Money Markets

The underlying fund(s) invests in money market instruments (i.e. short term debt instruments used by government and companies and others who wish to borrow money for short periods, usually less than a year) and is not the same as a bank or building society account. Investments exposed to money markets will fluctuate less than other investments, however there are scenarios where you could get back less than the amount you invested, these include:

- When interest rates are low, the charges applied to your investment may exceed the returns from the Fund
- Where the underlying fund has money on deposit with banks or other financial institutions, should these companies experience financial difficulties, they may be unable to pay some or all of the original investment or interests.

## Property

If at any time the amount of money being disinvested in a property fund exceeds the amount being invested, there may be a significant reduction in the unit price. This is due to the high costs involved in buying and selling property. Valuations of property within funds are carried out by independent valuers from time to time and the value of the property is a matter of the valuer's opinion rather than fact.

## Reinsurance

The underlying fund(s) is accessed via another insurance provider, also known as a reinsurance arrangement; creating a direct counterparty exposure. In the event of default by an insurance provider, the value of the assets will likely fall, which will be reflected in the value of our Fund price.

Phoenix Life Limited, trading as Phoenix Corporate Investment Services, is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Phoenix Life Limited is registered in England and Wales No. 1016269 and has its registered office at: 10 Brindleyplace, Birmingham, B1 2JB.

PhoenixCIS FG BES 1125 | NOVEMBER 2025