

Countrywide Assured PROPERTY PENSION FUND (S&P Series)

Factsheet data as of 30 September 2016

INVESTMENT OBJECTIVE

To provide a portfolio invested in prime commercial and industrial property.

FUND REVIEW

The fund is predominately invested in the Aviva Investors Property Trust (AIPT), a large diverse UK commercial property fund, owning a range of properties including offices, high street shops, shopping centres, out-of-town retail parks, distribution warehouses and leisure facilities. It can also hold some property company shares and cash. The fund also has a smaller investment in Schroder UK Real Estate, a similar structured fund.

Over recent months AIPT have been experiencing higher than usual volumes of requests to sell units in the Trust, and this, coupled with challenging market conditions in the light of investor sentiment regarding the EU referendum, has reduced the amount of cash held in the Trust. On the 4 July 2016, AIPT took the decision to temporarily suspend all dealing in the Trust with immediate effect. As it takes considerable time to sell properties, AIPT have suspended dealing until the amount of cash held in the Trust increases and therefore act in the best interests of all customers. This allows the fund managers time to ensure that they can get the best price available in the market when selling a property. APIT have advised that the Trust will continue to be managed with the aim of delivering the best possible return to investors and will continue to be valued on a daily basis.

Based on the decision of AIPT to suspend all dealings, Countrywide Assured plc has also made the decision to suspend withdrawals from the Countrywide Property fund until further notice. If you require any further advice, please do not hesitate to contact our Customer Services Team on the telephone number listed below.

FUND STATISTICS

Fund launch date	10/72
Fund size (as at 30/09/16)	GBP 43.0m

PORTFOLIO BREAKDOWN

As at 30/09/16	GBP
Aviva Investor Property Trust	35.6m
Schroders UK Real Estate	6.6m
Cash	0.8m

BENCHMARK

IPD Balanced Monthly Index

Returns calculated on an offer to offer, pension fund tax basis.

Source: J.P. Morgan based on prices provided by HCL

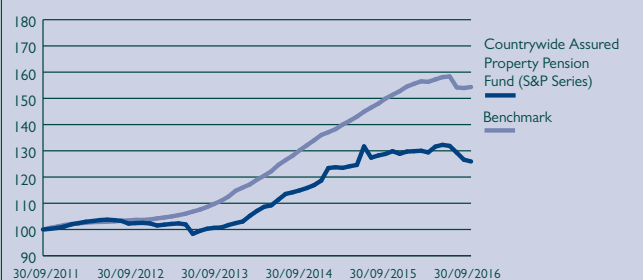
For up to date information and performance data please contact our Customer Services Team on 0345 3000144. Telephone lines are recorded to ensure compliance with our legal and regulatory obligations and internal policies. The price of the fund is also published on the Countrywide Assured website each day.

You should remember that past performance is not a guide to the future. The price of investments and the income from them may go down as well as up and you may not get back the full amount invested. Investment in emerging markets may involve a higher element of risk due to political and economic instability and underdeveloped markets and systems. Investments in smaller companies may involve a higher degree of risk as markets are usually more sensitive to price movements. Exchange rate changes may cause the value of underlying overseas investments to go down or up. The value of property assets is a matter of valuer's opinion, not fact. These assets may be more difficult to realise and may not be realisable at all. The level of tax benefits and liabilities will depend on individual circumstances and may change in the future.

Countrywide Assured plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

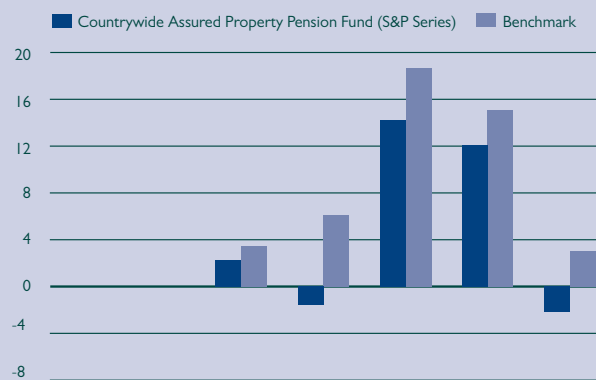
Registered in England No. 2261746. Registered Office: 2nd Floor, Building 4, West Strand Business Park, West Strand Road, Preston PR1 8UY.

CUMULATIVE PERFORMANCE (as at 30/09/16)



%	3M	1 Y	3 Y	5 Y	10 Y
Countrywide Assured Property Pension Fund (S&P Series)	-4.5	-2.2	25.1	25.9	18.7
Benchmark	-2.6	3.0	40.6	54.3	45.9

ROLLING 12 MONTH PERFORMANCE (as at 30/09/16)



%	2012/2011	2013/2012	2014/2013	2015/2014	2016/2015
Countrywide Assured Property Pension Fund (S&P Series)	2.3	-1.6	14.2	12.1	-2.2
Benchmark	3.5	6.1	18.7	15.1	3.0



Countrywide Assured