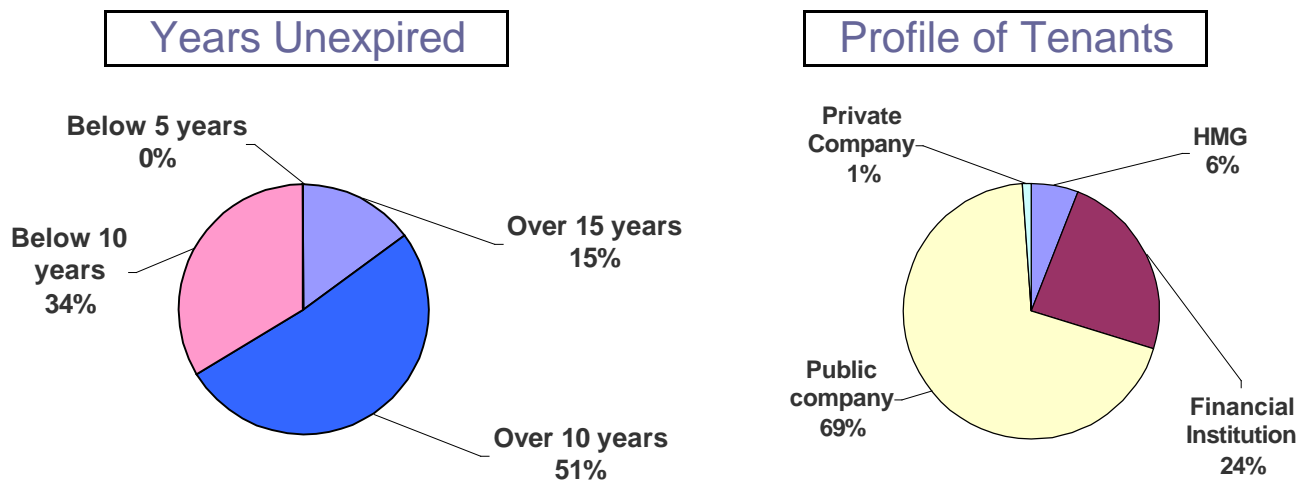


### 1. Objectives and target

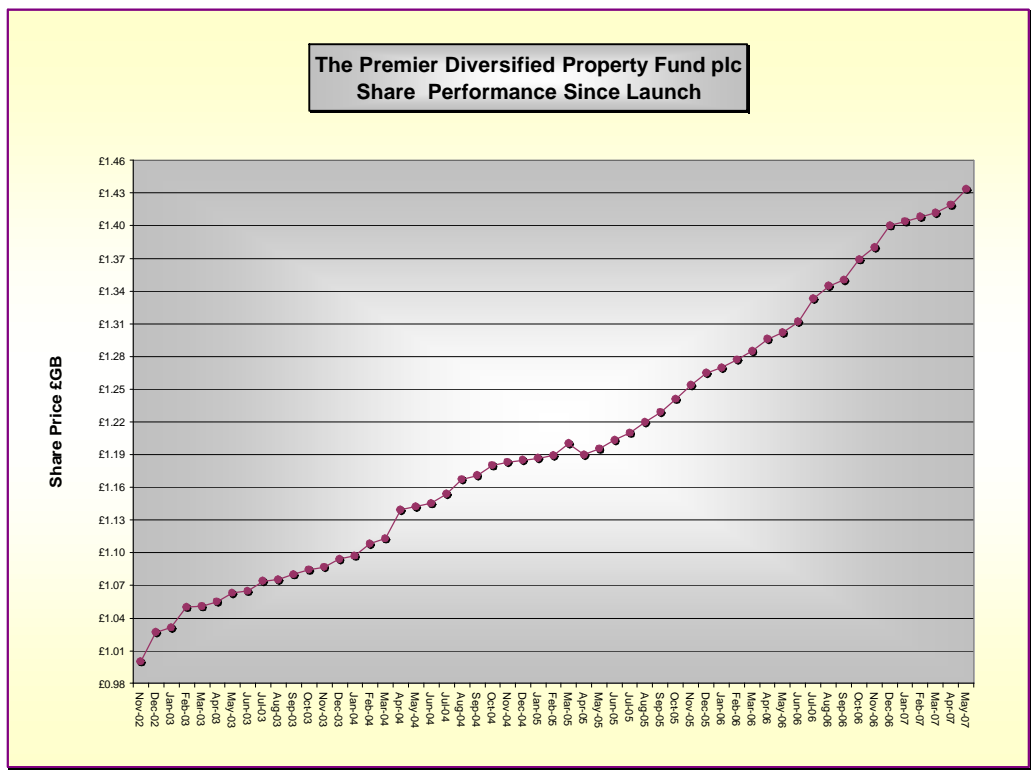
The fund is designed to generate long term growth through the acquisition and management of a high quality portfolio of UK leased commercial property assets. The majority of properties will have long leases and are let to financially strong tenants on FRI lease terms. No shares bought. The current strategy is to concentrate on modern high specification buildings in the office and logistics sectors. The aim is to produce steady, low volatile growth with targeted annual returns net of all on-going charges over a 5 year period equal to the base rate in each currency option plus 4%.

### 2. Current assets

Existing property assets currently valued at £290,033,637



### 3. Performance (GB£ OEIC) – net of charges



**Perf Since Launch**  
 +43.4% net since launch (GB£ OEIC) in Nov 2002

**CAGR**  
 CAGR +8.34%

**Volatility Ratio\***  
 GB£ OEIC  
 0.45

\* Standard Deviation - 36 Prices



#### 4. Corporate Structure

The Fund is an Experienced Investor Fund and is constituted as an Isle of Man OEIC with a UK Exempt Unit Trust option for SIPP/SSAS investors

Custodians: RBSI Trustee Services (Guernsey) Limited - regulated in Guernsey

Auditors: Ernst & Young LLC - registered by the Institute of Chartered Accountants in England & Wales and a member of the Isle of Man Society of Chartered Accountants.

Administrators: Abacus Financial Services Limited – regulated in the IOM

Trustee of the Exempt Unit Trust: Capita Trust Company Limited – regulated in the UK

#### 5. Charges and dealing

Single priced OEIC & EUT: 100% allocated to units/shares

Exit penalties from 9% reducing by 0.45% per quarter to 0% over 5 years – ON EARLY REDEMPTION ONLY and 7.5% can be withdrawn free of exit penalty per year

Annual Management Charges: 1.5%

Dealing: monthly dealing on the first day of each month

Minimum investment: £10,000: \$15,000: Euro 15000 reduced to £5,000, \$7,500 & Euro 7,500 via portfolio bond

Fund Name	ISIN	SEDOL	TICKER	MEXID
PDPF GBP	GB0031910085	3191008	PREDVIS IO	AUPD
PDPF EUR	GB0031910192	3191019	PREDVID IO	AUDFP
PDPF USD	GB00B01FLK09	B01FLK0	PREDVIE IO	AUDPU
PDPF EUT	GB0031909970	3190997	n/a	n/a

For Professional Intermediaries and Advisers Only

The value of investments can fall as well as rise. Past performance is not necessarily a guide to future returns. Full details of this Experienced Investor Fund are contained in the Scheme Particulars.

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