

Aberdeen UK Property Fund

INVESTMENT POLICY AND OBJECTIVES

The Fund's policy is to generally invest directly in UK commercial property, and its objective is to provide investors with a combination of income and growth of capital consistent with a diversified commercial property portfolio. As at 30th June 2021 comprised its portfolio: 100% direct property.

INVESTOR CONSTITUENCY

The Fund is open to investment by pension funds, charities, insurance companies, other corporate and institutional investors, and private individuals.

Fund details

Type of fund	Property Authorised Investment Fund
Residence	United Kingdom
Launch date	15 November 2004
Open/closed-ended	Open-ended
Earliest date of winding up	Not applicable
Year-end	31 December
NAV (GBPm)	515.9

Source: Aberdeen Standard Investments

Management/professional advisors

Manager	Aberdeen Standard Fund Managers Limited
Property investment advisor	Aberdeen Asset Managers Limited
Fund Manager	George Shaw
Depository	Citibank Europe plc, UK Branch
Auditors	PriceWaterhouseCoopers LLP

Source: Aberdeen Standard Investments

Investment rates of return, %

	Aberdeen UK Property Fund [^]	MSCI/AREF UK Quarterly Property Fund Index ^{**}		
		Other balanced funds	All balanced funds	All funds
3 months	4.8	3.8	3.8	3.7
Year-to-date	1.5	6.1	6.0	5.6
12 months	-2.4	8.5	8.5	6.9
3 years+	-5.2	3.3	3.0	1.8
5 years+	-1.1	5.1	4.9	3.9
10 years+	-	7.0	6.7	6.1

Note: [^] 'I' Accumulation shares. Returns calculated on a performance includes impact of pricing adjustments basis. (MSCI/AREF UK Quarterly Property Fund Index is calculated on a NAV to NAV basis, gross of tax)

+ Annualised ** Weighted average returns

Sources: ** MSCI/AREF UK Quarterly Property Fund Index

Property investment restrictions

Maximum development exposure	10.0%
Maximum speculative development exposure	5.0%
Maximum lot-size holding as a standing investment	10.0%
Maximum lot-size holding permitted at purchase	10.0%
Maximum exposure to limited partnerships	N/A
Maximum exposure to joint ventures	N/A
Maximum exposure to closed and open-ended property unit trusts	30.0%

Source: Aberdeen Standard Investments

Portfolio distribution %

	Aberdeen UK Property Fund	MSCI/AREF UK Quarterly Property Fund Index ^{**}		
		Other balanced funds	All balanced funds	All funds
Standard retail – South East	0.0	5.7	5.0	4.6
Standard retail – Rest of UK	0.0	2.0	2.3	3.2
Shopping centres	0.0	0.6	1.1	3.4
Retail warehouses	3.5	10.8	10.4	8.7
All UK retail	3.5	19.2	18.8	20.0
City offices	0.0	3.9	3.6	3.2
West End offices	0.0	7.7	8.5	7.5
Rest of South East offices	0.0	10.4	9.7	7.0
Rest of UK offices	17.3	5.7	5.4	5.0
All UK offices	17.3	27.7	27.2	22.7
South East industrial	29.7	22.8	23.8	19.5
Rest of UK industrial	0.0	12.5	12.6	10.3

All UK industrial	29.7	35.3	36.4	29.9
Other UK properties	35.9	11.0	10.6	21.9
Cash***	13.6	6.8	7.0	5.5
Overall	100.0	100.0	100.0	100.0

Note: ^ Including, where held, the fund's proportionate share of properties held through joint ventures/ indirect investments and cash, but excluding property derivatives/shares

Sources: * Aberdeen Standard Investments

** MSCI/AREF UK Quarterly Property Fund Index

Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	15	440.5	100.0
Joint and indirect holdings	0	0.0	0.0
Listed investments	0	0.0	0.0
Total	15	440.5	100.0

Source: Aberdeen Standard Investments

*Note: - Direct property holdings account for 79.0% of the NAV.

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
24 MINORIES	LONDON	Other	50.0-75.0	15.8
180 STRATFORD HIGH	LONDON	Residential	50.0-75.0	13.8
SUNLIGHT HOUSE	SALE	Office	50.0-75.0	11.6
THE BRIDGE	EDINBURGH	Hotel	25.0-50.0	11.3
EASTMAN HOUSE	REDHILL	Industrial	25.0-50.0	9.1
TRIPLE TWO CENTRE	BECKENHAM	Industrial Other	25.0-50.0	8.4
ELMS INDUSTRIAL ESTATE	LONDON	Industrial Other	25.0-50.0	7.3
AXIS PARK	PETERBOROUGH	Industrial	25.0-50.0	7.2
84-88 HANOVER STREET AND 66-90 HANOVER STREET	EDINBURGH	Office	0.0-25.0	5.0
B & Q SUPERCENTRE	CAMBRIDGE	Retail Warehouse	0.0-25.0	3.9
10 largest investments as % of portfolio				93.4

Source: Aberdeen Standard Investments *Based on the value of the portfolio including Direct Holdings & Listed Investments.

Direct portfolio structure by lot-size bands

Value band (GBPm)	Number of assets	Valuation (GBPm)	% of total portfolio
0 -2.5	2	1.6	0.4
2.5 - 5	1	3.2	0.7
5-10	1	9.1	2.1
10-25	3	54.5	12.4
25 - 50	5	191.1	43.4
50 - 100	3	181.1	41.1
100-150	0	0.0	0.0
Over 150	0	0.0	0.0
Total	15	440.5	100.0
Average lot size		29.4	

Source: Aberdeen Standard Investments

Property Yield		Voids as % of ERV	
Net initial yield	3.52%	Investments	11.89%
Nominal equivalent yield	-	Developments	-
True equivalent yield	4.75%	Total	-
Net reversionary yield	4.78%		

Source: Aberdeen Standard Investments

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	0.0	0.0
Retail warehousing	3.7	4.2
Shopping centres	0.0	0.0
Central London offices	0.0	0.0
Other offices	35.2	30.3
Industrial	27.3	27.3
Other	33.8	38.2
Overall	100.0	100.0

Source: Aberdeen Standard Investments

Over Renting and Reversionary Potential, % Rent Passing

Sector	Rent Passing, GBP Millions	Rent Free , % Rent Passing	Development vacancy, % Rent Passing	Investment vacancy, % Rent Passing	Over rented,% Rent Passing	Reversionary potential,% Rent Passing	Reversionary potential Net of Over renting,% Rent Passing	Market Value,% Rent Passing
Standard retail	-	-	-	-	-	-	-	-
Retail warehousing	0.5	0.0	0.0	0.0	0.0	72.6	72.6	172.6
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	-	-	-	-	-	-	-	-
Other offices	5.2	1.5	0.0	26.7	-1.5	33.0	31.4	130.8
Industrial	4.1	1.5	0.0	34.3	-0.1	46.2	46.1	151.9
Other	5.0	0.0	0.0	11.4	-7.1	19.2	12.1	171.3
Overall	14.9	0.8	0.0	21.3	-3.4	31.7	28.3	151.8

Note * Comprising non-pretlet current and contracted developments

Source: Aberdeen Standard Investments

Listed Investments				Est. % of total portfolio
	% of Issue held		Valuation (GBPm)	
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
	0.0		0.0	0.0

Source: Aberdeen Standard Investments

The unexpired term of leases		% of rent passing
Years		
20 years or greater		17.9
15 years or greater, but less than 20		0.0
10 years or greater, but less than 15		16.8
5 years or greater, but less than 10		9.7
Less than 5 years		55.6

Source: Aberdeen Standard Investments

Joint and Indirect property holdings							Est. % of total portfolio
Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %		Valuation	
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

Source: Aberdeen Standard Investments

Fixed rate borrowings			Variable rate borrowings		
Amount drawn (GBPm)	Average rate (%)	Average unexpired term (years)	Amount drawn (GBPm)	Rate above LIBOR (incl expenses) (%)	Off balance sheet debt (GBPm)+
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Source: Aberdeen Standard Investments

Development exposure*				
Capital value of developments				Cost to complete schemes in progress+
	Not yet started	In progress+	All developments	
GBPm	0	0	0	0.00
% of all directly held properties*	0.00%	0.00%	0.00%	0.00%

* Includes joint ventures in which the Fund has an interest of 50% or more

+ Including schemes to which the fund is contractually committed

Source: Aberdeen Standard Investments

Valuations/performance monitors/affiliations	
Frequency of valuation	Monthly

Valuers

CB Richard Ellis Limited

Portfolio performance monitored by MSCI

Yes

Constituent of MSCI/AREF UK Quarterly Property Fund Index

No

Member of the Association of Real Estate Funds

Full member

Source: Aberdeen Standard Investments

Restrictions on holdings of cash/borrowings

Maximum total gearing permitted	10.0%
for investment purposes	Nil
for liquidity purposes	10.0%
Cash holdings (maximum)	40.0%
Cash holdings (minimum)	10.0%

Source: Aberdeen Standard Investments

The contribution of major tenants to rental income

Tenant	%
REZIDOR LIFESTYLE EDINBURGH LTD	12.7
MOTEL ONE (UK) LTD	12.6
BOOKING.COM TRANSPORT LTD	8.5
MANCHESTER AIRPORT PLC	6.1
SECRETARY OF STATE FOR HOUSING	4.2
GANDER AND WHITE SHIPPING LTD	4.0
B&Q PLC	3.3
BANK OF SCOTLAND PLC	2.9
SMITHS METAL CENTRES LTD	2.4
THE BIG BUS COMPANY LTD	2.1
Three largest tenants' contribution to rental income	33.8
Five largest tenants' contribution to rental income	44.2
Ten largest tenants' contribution to rental income	58.9

Source: Aberdeen Standard Investments

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	440.5	0.0	0.0	0.0	440.5
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	0.0	0.0	0.0	0.0	0.0
Cash	69.1	0.0	0.0	0.0	69.1
Other net assets/liabilities	6.2	0.0	0.0	0.0	6.2
Total net assets	515.9	0.0	0.0	0.0	515.9
Gearing (%)					
Net debt (cash)/properties	-15.7	-	-	-	-15.7
Net debt (cash)/equity	-13.4	-	-	-	-13.4

Note + Comprising fixed-interest bonds

Source: Aberdeen Standard Investments

Quarterly data per unit (PAIF)

As at	31-Mar-20	30-Jun-20	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21
Single price per unit (GBP)						
A Accumulation units	135.05	131.23	129.38	126.10	123.73	128.05
A Income units	89.24	85.93	84.38	81.94	80.07	82.48
I Accumulation units	141.08	137.21	135.40	132.09	129.74	82.62
I Income units	89.40	86.09	84.53	83.10	80.21	134.39
Earned per unit (GBP)						
A Accumulation units	1.2364	0.5330	0.4721	0.5229	0.5801	0.4820
A Income units	0.8171	0.3491	0.3078	0.2328	0.3757	0.3138
I Accumulation units	1.4219	0.6834	0.6189	0.6842	0.7250	0.3839
I Income units	0.9010	0.4289	0.3864	0.3979	0.4484	0.6232

Source: Aberdeen Standard Investments

Quarterly data per unit (Feeder)

As at	31-Mar-20	30-Jun-20	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21
Single price per unit (GBP)						
A Accumulation units	134.93	131.14	129.29	126.02	122.28	127.93
A Income units	89.06	85.76	84.21	81.78	79.00	82.29
I Accumulation units	140.94	137.10	135.30	131.99	128.22	82.41
I Income units	89.22	85.92	84.36	81.93	79.15	134.25
Earned per unit (GBP)						
A Accumulation units	1.2292	0.5255	0.4740	0.5490	0.5711	0.4858

A Income units	0.8115	0.3436	0.3087	0.3558	0.3702	0.3172
I Accumulation units	1.4128	0.6738	0.6193	0.6954	0.7150	0.3673
I Income units	0.8946	0.4223	0.3861	0.4316	0.4421	0.6097

Source: Aberdeen Standard Investments

Unit pricing

The unit price is re-calculated daily at noon.

Distributions

Distributions to holders of income units are made quarterly: on 31st May, 31st August, 30th November and 28th February in respect of the quarters ending 31st March, 30th June, 30th September and 31st December

Minimum investment/disinvestment

Unit class	Minimum investment (GBP)	Minimum subsequent investment (GBP)	Minimum partial disposal (GBP)	Minimum holding (GBP)
'A' Accumulation	1,000	N/A	1,000	1,000
'A' Income	1,000	N/A	1,000	1,000
'I' Accumulation	1,000	N/A	1,000	1,000
'I' Income	1,000	N/A	1,000	1,000

Creation, transfer and realisation of units

Units can be bought or sold by giving notice on any business day between 8.30 am and 5.30 pm. Units are bought or sold at the price calculated at the next valuation point i.e. noon on the following day. The proceeds of a sale will normally be posted within four working days after the receipt of written sale instructions. In the case of telephone instructions, settlement will be made on receipt of a completed form of renunciation which is issued with the contact note.

When units are sold, a cheque for the proceeds will be posted not less than four business days after the receipt of the properly completed renunciation form.

The manager reserves the right to defer redemptions in the event of exceptional circumstances if it is in the interests of all unit holders. The suspension must be formally reviewed every 28 days.

Charges

Unit class	Preliminary charge	Annual charge
'A' Accumulation	N/A	1.35%
'A' Income	N/A	1.35%
'I' Accumulation	N/A	0.75%
'I' Income	N/A	0.75%

Unit holder analysis

	Number of unitholders	Total % held
Less than 1% of units in issue	893	27.2
1% or greater but less than 2%	18	24.6
2% or greater but less than 4%	8	19.5
4% or greater but less than 8%	4	20.3
Greater than 8.0%	1	8.5
Total	924	100.0
Major investors		
Largest holder	1	0.0
Three largest holders	3	0.0
Five largest holders	5	0.0
Ten largest holders	10	0.0
Internal/external investors		
Internal	10	0.0
External	914	100.0

Source: Aberdeen Standard Investments

Liquidity

Period	Year to Dec 2016	Year to Dec 2017	Year to Dec 2018	Year to Dec 2019	Year to Dec 2020	Year to Dec 2021
Issues and redemptions						
Units in issue as at start of period	4833	4,287,401,302	3,744,868,369	3,151,599,004	2,448,335,628	2,176,845,357
Units issued during period	5939530444	278,844,099	0	0	0	0
Units redeemed during period	-16521339745	-821,377,032	-593,269,364	-703,263,376	-271,490,272	-302,280,493
Units in issue at end of period	4287401302	3,744,868,369	3,151,599,004	2,448,335,628	2,176,845,357	1,874,564,864
Unit transfers						
Matched bargains	-2997785908	-4,263,495	0	0	0	0
Matched bargains %*	-69.92	0.00	0.00	0.00	0.00	0.00%

* as % of units in issue at the end of the period

Source: Aberdeen Standard Investments
