

BlackRock Long Lease Property Fund

INVESTMENT POLICY AND OBJECTIVES

The Fund aims to provide long-term and inflation-linked income through investment in UK property assets. The Fund will seek to meet its objective by investing, either directly or indirectly, in UK property with a target weighted average unexpired lease term of at least 20 years, with rental income linked to inflation in the UK or with fixed uplifts. The Fund targets a distribution yield of at least 5% (net of fees and expenses).

INVESTOR CONSTITUENCY

The Fund is open to Professional Investors as defined by the FCA.

Fund details	
Type of fund	Open – Ended Property unit trust
Residence	Jersey
Launch date	June 2013
Open/closed-ended	Open-ended
Earliest date of winding up	Not applicable
Year-end	31 March
NAV (GBPm)	1023.2

Source: BlackRock Investment Managers (Channel Islands) Limited

Management/professional advisors	
Manager	BlackRock Investment Managers (Channel Islands) Limited
Investment Advisor	BlackRock Investment Management (UK) Limited
Fund Manager	Geoffrey Shaw
Trustee	BNP Paribas Securities Services Trust Company (Jersey) Limited
Auditors	PwC

Source: BlackRock Investment Managers (Channel Islands) Limited

Investment rates of return * %				
MSCI/AREF UK Quarterly Property Fund Index				
	BlackRock Long Lease Property Fund	Long Income funds	All balanced funds	All funds
3 months	-0.6	0.6	-1.3	-1.8
Year-to-date	-0.6	0.6	-1.3	-1.8
12 months	3.3	4.6	0.0	-1.3
3 years+	6.4	6.9	4.8	3.9
5 years+	6.6	6.9	5.8	5.1
10 years+	-	-	7.1	6.9

Source: MSCI/AREF UK Quarterly Property Fund Index

Note: * Weighted average returns + Annualised

Property investment restrictions	
Maximum development exposure	40%
Maximum speculative development exposure	*
Maximum lot-size holding as a standing investment	20%
Maximum lot-size holding permitted at purchase	20%
Maximum exposure to limited partnerships	*
Maximum exposure to joint ventures	*
Maximum exposure to closed and open-ended property unit trusts	*

Source: BlackRock Investment Managers (Channel Islands) Limited

Portfolio distribution %				
MSCI/AREF UK Quarterly Property Fund Index				
	BlackRock Long Lease Property Fund	Long Income funds	All balanced funds	All funds
Standard retail – South East	9.9	8.8	6.3	5.4
Standard retail – Rest of UK	6.8	8.7	3.0	3.5
Shopping centres	0.0	0.7	1.8	6.1
Retail warehouses	2.1	1.9	11.3	10.1
All UK Retail	18.8	20.2	22.5	25.1
City offices	0.0	3.7	3.7	3.2
West End offices	0.0	2.5	8.4	7.1
Rest of South East offices	5.1	5.4	11.0	7.7
Rest of UK offices	4.9	10.7	5.9	5.5
All UK Offices	10.0	22.4	29.0	23.5
South East industrial	1.6	2.2	20.3	16.3
Rest of UK industrial	9.5	6.3	10.5	8.5
All UK Industrial	11.0	8.5	30.8	24.9
Other UK properties	60.0	47.1	10.6	21.7
Cash***	0.2	1.8	7.1	4.9
Overall	100.0	100.0	100.0	100.0

Source: BlackRock Investment Managers (Channel Islands) Limited

*** MSCI/AREF UK Quarterly Property Fund Index