

Aberdeen Standard UK Retail Park Trust

INVESTMENT POLICY AND OBJECTIVES

The investment policy of the Trust is to invest predominantly in a diverse portfolio of UK retail warehouses. Its investment objective is to outperform the Retail Warehouse Sub-sector of the MSCI Universe over a rolling three-

INVESTOR CONSTITUENCY

The fund is open to investment by expert investors only.

Fund details	
Type of fund	Property unit trust
Residence	Jersey
Launch date	April 2005
Open/closed-ended	Closed-ended
Earliest date of winding up	30 June 2020
Year-end	31 March
NAV (GBPm)	90.8

Source: Aberdeen Standard Life

Management/professional advisors	
Manager	Standard Life Investments (Jersey) Limited
Investment Advisor	Standard Life Investments Limited
Fund Manager	Sandy Pringle
Trustee	JTC Fund Solutions (Jersey) Limited
Auditors	KPMG LLP

Source: Aberdeen Standard Life

Investment rates of return, %		MSCI/AREF UK Quarterly Property Fund Index		
	Aberdeen Standard UK Retail Park Trust	Other balanced funds	All balanced funds	All funds
3 months	8.5	2.2	2.2	1.8
Year-to-date	8.5	2.2	2.2	1.8
12 months	1.5	2.5	2.5	0.7
3 years+	-7.9	2.7	2.4	1.1
5 years+	-5.6	4.6	4.1	3.2
10 years+	-1.2	6.8	6.4	5.9

Source: MSCI/AREF UK Quarterly Property Fund Index

Property investment restrictions	
Maximum development exposure	15% of aggregate ERV
Maximum speculative development exposure	15% of aggregate ERV
Maximum lot-size holding as a standing investment	50% of the Gross Asset Value of the Trust
Maximum lot-size holding permitted at purchase	50% of the Gross Asset Value of the Trust

Maximum exposure to limited partnerships	*
Maximum exposure to joint ventures	*
Maximum exposure to closed and open-ended property unit trusts	*

Source: Aberdeen Standard Life

Portfolio distribution %		
	Retail Warehouse	Total

*Aberdeen Standard UK Retail Park Trust has declined to provide this data on the grounds of its commercial sensitivity

Source: Aberdeen Standard Life

Property ownership structure			
	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	1	16.7	19.6
Joint and indirect holdings	1	68.6	80.4
Listed investments	0	0.0	0.0
Total	2	85.3	100.0

Source: Aberdeen Standard Life

Largest direct investments by lot size & percentage of total portfolio				
Property	Location	Sector	Valuation (GBPm)	% of total portfolio

*Aberdeen Standard UK Retail Park Trust has declined to provide this data on the grounds of its commercial sensitivity

Source: Aberdeen Standard Life

Direct portfolio structure by lot-size bands

Value band (GBPm)	Number of assets	Valuation (GBPm)	% of total portfolio
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*Aberdeen Standard UK Retail Park Trust has declined to provide this data on the grounds of its commercial sensitivity

Source: Aberdeen Standard Life

Property Yield		Voids as % of ERV	
Net initial yield	10.01%	Investments	19.65%
Nominal equivalent yield	-	Developments	0.00%
True equivalent yield	11.09%	Total	19.65%
Net reversionary yield	12.15%		

Source: Aberdeen Standard Life

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Retail warehousing	100.0	100.0
Overall	100.0	100.0

Source: Aberdeen Standard Life

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
Retail warehou:	1.9	0.0	0.0	0.4	-0.1	0.0	-0.1	117.0
Overall	1.9	0.0	0.0	0.4	-0.1	0.0	-0.1	117.0

*Comprising the ERV of developments in progress or contracted which have not been pre-let

Source: Aberdeen Standard Life

The unexpired term of leases

Years	% of rent passing
20 years or greater	0.0
15 years or greater, but less than 20	0.0
10 years or greater, but less than 15	0.0
5 years or greater, but less than 10	14.4
Less than 5 years	85.6

Source: Aberdeen Standard Life

Joint and Indirect property holdings

Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation	Est. % of total portfolio
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CASTLEPOINT LIMITED PARTNERSHIP	Retail Park	Indirect	LP	35.0	68.6	80.4
-	-	-	-	-	-	-

Source: Aberdeen Standard Life

Development exposure*

	Capital value of developments			Cost to complete schemes in progress+
	Not yet started	In progress+	All developments	
GBPm	0	0	0	0
% 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

Source: Aberdeen Standard Life

Valuations/performance monitors/affiliations

Frequency of valuation	Monthly
Valuers	Cushman and Wakefield
Portfolio performance monitored by MSCI	Yes
Constituent of MSCI/AREF UK Quarterly Property Fund Index	Yes
Member of the Association of Real Estate Funds	Full member

Source: Aberdeen Standard Life

Restrictions on holdings of cash/borrowings

Maximum total gearing permitted	20% of the Gross Asset Value of the Trust
Cash holdings (maximum)	*
Cash holdings (minimum)	*

Source: Aberdeen Standard Life

The contribution of major tenants to rental income

Tenant	%
Arcadia	23.3
Boots	14.3
TK Maxx	10.9
TUI	10.4
Hobbycraft	8.9
Homestyle	8.9
Sports World	7.8
Next	6.4
Caspian	3.8
American Golf (Trading) Ltd	3.8
Three largest tenants' contribution to rental income	48.5
Five largest tenants' contribution to rental income	67.8
Ten largest tenants' contribution to rental income	98.5

Source: Aberdeen Standard Life

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	16.7	0.0	68.6	0.0	85.3
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	0.0	0.0	0.0	0.0	0.0
Cash	4.8	0.0	0.0	0.0	4.8
Other net assets/liabilities	0.7	0.0	0.0	0.0	0.7
Total net assets	22.2	0.0	68.6	0.0	90.8
Gearing (%)					
Net debt (cash)/properties	-28.8	-	0.0	-	-5.6
Net debt (cash)/equity	-21.7	-	0.0	0.0	-5.3

Source: Aberdeen Standard Life

Quarterly data per unit

As at	31-Dec-19	31-Mar-20	30-Jun-20	30-Sep-20	31-Dec-20	31-Mar-21
Net asset value (GBP)	510.860	210.740	198.520	199.230	193.450	134.320
Quarterly distribution (GBP)	5.160	2.440	0.000	1.820	1.860	1.610
Yield	4.5%	9.1%	6.4%	4.7%	3.2%	3.9%

Source: Aberdeen Standard Life

Net asset value

The net asset value of the Trust is re-calculated on the last working day of each month, following the monthly revaluation of the portfolio. The Trust currently has no fixed rate debt. Performance fees are estimated and accrued on a quarterly basis and

Distributions

The Fund makes distributions by the end of the month following each quarter end.

Minimum investment/disinvestment

Minimum initial investment: GBP £250,000

Minimum additional investment: N/A

Creation, transfer and realisation of units

Units in the fund may be created at any time at the discretion of the manager. Units cannot be redeemed since the Fund is closed-ended, but the manager will help to match buyers and sellers on the secondary market.

Taxation**Capital Gains Tax**

The Trust is not subject to capital gains tax. Those investors who are subject to tax may be liable to capital gains

Income Tax

Distributions of income are made gross of tax on a quarterly basis to all unit holders who are UK residents or

Stamp duty reserve tax

Since the Trust is registered in Jersey, transfers of units are not subject to SDRT.

Charges**Annual charges**

The annual management charge is equivalent to 0.5% of the net asset value of the Trust.

Performance-related fees

In addition, the Manager is entitled to a performance fee equal to 15% of the out-performance by the Trust of the self excluding Retail warehouse Sub-sector of the MSCI UK Universe over rolling three year periods assuming

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	23	13.1
1% or greater but less than 2%	10	13.4
2% or greater but less than 4%	6	16.9
4% or greater but less than 8%	3	14.6
Greater than 8.0%	1	42.0
Total	43	100.0
Major investors		
Largest holder	1	42.0
Three largest holders	3	52.6
Five largest holders	5	60.6
Ten largest holders	10	73.5
Internal/external investors		
Internal	0	0.0
External	43	100.0

Source: Aberdeen Standard Life

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	715,347	675,961	675,961	675,961	675,961	675,961
Units issued during period	-	0	0	0	0	0
Units redeemed during period	-39386	0	0	0	0	0
Units in issue at end of period	675,961	675,961	675,961	675,961	675,961	675,961
Unit transfers						
Matched bargains	22,229	15,475	79,079	0	1,576	0
Matched bargains %*	3.30%	2.29%	11.70%	0.00%	0.23%	0.00%

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

Source: Aberdeen Standard Life