

Tritax Property Income Fund

INVESTMENT POLICY AND OBJECTIVES

Tritax Property Income Fund (the "Fund") is an open-ended UK regional commercial property fund. It invests in a diversified portfolio of high quality commercial property, primarily located in major regional locations outside Central London. The Fund provides stable and growing income streams together with the potential for capital appreciation over the medium term.

INVESTOR CONSTITUENCY

The Fund is open to investment by pension funds, charities, insurance companies and other corporate and institutional investors. The minimum investment is £1,000,000.

| Fund details | |
|-----------------------------|---|
| Type of fund | Unauthorised open-ended Property Unit Trust |
| Residence | Jersey |
| Launch date | 29/01/2016 |
| Open/closed-ended | Open-ended |
| Earliest date of winding up | - |
| Year-end | 31-Mar |
| NAV (GBPm) | 193.18 |

Source : Tritax Property Income Fund

| Management/professional advisors | |
|----------------------------------|---------------------------------------|
| Investment Manager | Tritax Management LLP |
| Trust Manager | Tritax Management LLP |
| Trustee | Fairway Fund Trustee Services Limited |
| Auditors | Pricewaterhouse Coopers CI LLP |

Source : Tritax Property Income Fund

| Investment rates of return, % | | MSCI/AREF UK Quarterly Property Fund Index | | |
|-------------------------------|-----------------------------|--|--------------------|-----------|
| | Tritax Property Income Fund | Other Balanced Funds | All balanced funds | All funds |
| 3 months | 0.8 | 0.3 | 0.3 | 0.0 |
| Year-to-date | 1.1 | 1.8 | 1.6 | 0.7 |
| 12 months | 1.1 | 1.8 | 1.6 | 0.7 |
| 3 years+ | 6.8 | 6.5 | 6.0 | 5.3 |
| 5 years+ | 0.0 | 7.2 | 6.6 | 6.0 |
| 10 years+ | 0.0 | 8.1 | 7.7 | 7.7 |

Source: MSCI/AREF UK Quarterly Property Fund Index (Sponsored by PropertyMatch)

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

Source : Tritax Property Income Fund

* None specified

Portfolio distribution %

MSCI/AREF UK Quarterly Property Fund Index

| | Tritax Property Income Fund | Other Balanced Funds | All balanced funds | All funds |
|------------------------------|-----------------------------|----------------------|--------------------|--------------|
| Standard retail – South East | 0.0 | 7.4 | 6.8 | 5.6 |
| Standard retail – Rest of UK | 0.0 | 3.0 | 3.2 | 3.6 |
| Shopping centres | 0.0 | 1.3 | 2.0 | 6.6 |
| Retail warehouses | 12.1 | 12.3 | 12.0 | 10.8 |
| All UK retail | 12.1 | 24.0 | 23.9 | 26.5 |
| City offices | 0.0 | 3.6 | 3.3 | 2.9 |
| West End offices | 0.0 | 7.6 | 8.0 | 6.7 |
| Rest of South East offices | 18.6 | 11.6 | 10.8 | 7.6 |
| Rest of UK offices | 5.6 | 6.3 | 5.9 | 5.0 |
| All UK offices | 24.1 | 29.1 | 28.0 | 22.2 |
| South East industrial | 17.1 | 19.6 | 19.9 | 15.9 |
| Rest of UK industrial | 30.9 | 10.5 | 10.2 | 8.3 |
| All UK industrial | 48.0 | 30.1 | 30.1 | 24.2 |
| Other UK properties | 10.2 | 11.7 | 10.7 | 21.4 |
| Cash*** | 5.5 | 5.1 | 7.3 | 5.7 |
| Overall | 100.0 | 100.0 | 100.0 | 100.0 |

Source : Tritax Property Income Fund

Property ownership structure

| | Number of assets | Valuation (GBPm) | % of total portfolio |
|-----------------------------|------------------|------------------|----------------------|
| Direct holdings | 19 | 236.8 | 99.9 |
| Joint and indirect holdings | 1 | 0.301 | 0.1 |
| Listed investments | 0 | 0 | 0.0 |
| Total | 20 | 237.1 | 100.0 |

Source : Tritax Property Income Fund

Largest direct investments by lot size & percentage of total portfolio

| Property | Location | Sector | Valuation (GBPm) | % of total portfolio |
|---|------------|-------------------------|------------------|----------------------|
| WATERFORD BUSINESS PARK | BURY | Industrial | 25.0 | 10.5 |
| DC1 DIDCOT | DIDCOT | Industrial | 20.0 | 8.4 |
| STOCKLEY PARK | UXBRIDGE | Office | 20.0 | 8.4 |
| PIERPOINT RETAIL PARK KINGS LYNN | KINGS LYNN | Retail Park | 20.0 | 8.4 |
| FRADLEY DISTRIBUTION PARK | LITCHFIELD | Industrial | 17.5 | 7.4 |
| UNITS 1-5 NEW MALDEN | NEW MALDEN | Industrial | 15.0 | 6.3 |
| CAPABILITY GREEN, 800 THE BOULEVARD | LUTON | Office | 15.0 | 6.3 |
| TRAVELODGE AND GROSVENOR CASINO | LEICESTER | Hotel – Not categorised | 12.5 | 5.3 |
| UNIT 12 | FERNDOWN | Industrial | 12.5 | 5.3 |
| NUFFIELD HEALTH BERKSHIRE | NEWBURY | Leisure | 12.5 | 5.3 |
| 10 largest investments as % of portfolio | | | 170.0 | 71.7 |

Source : Tritax Property Income Fund

Direct portfolio structure by lot-size bands

| Value band (GBPm) | Number of assets | Valuation (GBPm) | % of total portfolio |
|-------------------|------------------|------------------|----------------------|
| 0 -2.5 | 0 | 0.0 | 0.0 |
| 2.5 - 5 | 3 | 13.0 | 5.5 |
| 5-10 | 4 | 26.9 | 11.3 |
| 10-25 | 11 | 170.2 | 71.8 |
| 25 - 50 | 1 | 26.8 | 11.3 |
| 50 - 100 | 0 | 0.0 | 0.0 |
| 100-150 | 0 | 0.0 | 0.0 |
| Over 150 | 0 | 0.0 | 0.0 |
| Total | 19 | 236.8 | 99.9 |
| Average lot size | | 12.5 | |

Source : Tritax Property Income Fund

| | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|
| 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 | 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 | 0.0 | 0.0 |

Source : Tritax Property Income Fund

Debt analysis

| 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 | 50.723 | 1.4% | 0 |
| 0 | 0 | 0 | 0 | 0.0% | |
| 0 | 0 | 0 | 0 | 0.0% | |
| 0 | 0 | 0 | 0 | 0 | |
| 0 | 0 | 0 | 0 | 0 | |

Source : Tritax Property Income Fund

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 : Tritax Property Income Fund

Valuations/performance monitors/affiliations

| | |
|---|------------------|
| Frequency of valuation | Monthly |
| Valuers | Knight Frank LLP |
| Portfolio performance monitored by MSCI | Yes |
| Constituent of MSCI/AREF UK Quarterly Property Fund Index | Yes |
| Member of the Association of Real Estate Funds | Yes |

Source : Tritax Property Income Fund

Restrictions on holdings of cash/borrowings

| | |
|---------------------------------|----------------|
| Maximum total gearing permitted | 25% of GAV |
| For investment purpose | No restriction |
| For liquidity purpose | No restriction |
| Cash holdings (maximum) | No restriction |
| Cash holdings (minimum) | No restriction |

Source : Tritax Property Income Fund

The contribution of major tenants to rental income

| Tenant | % |
|--|------|
| DSG RETAIL LIMITED | 13.3 |
| IMPELLAM HOLDINGS LIMITED | 7.5 |
| DPD GROUP UK LIMITED | 7.1 |
| EDDIE STOBART LIMITED | 6.4 |
| XPO SUPPLY CHAIN UK LIMITED | 5.5 |
| NUFFIELD HEALTH | 5.1 |
| B&M RETAIL LIMITED | 4.9 |
| OKA DIRECT LTD | 4.8 |
| NEXT HOLDINGS LIMITED | 3.8 |
| I D MEDICAL GROUP LIMITED | 3.5 |
| Three largest tenants' contribution to rental income | 27.9 |
| Five largest tenants' contribution to rental income | 39.8 |

Source : Tritax Property Income Fund

| Balance sheet/gearing | | | | | |
|------------------------------|-----------------|----------------|----------------------|--------------------|-------|
| | Direct holdings | Joint holdings | Indirect investments | Listed investments | Total |
| Balance sheet (GBPm) | | | | | |
| Properties at valuation | 236.8 | 0.0 | 0.3 | 0.0 | 237.1 |
| Listed investments | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Debt | -50.7 | 0.0 | 0.0 | 0.0 | -50.7 |
| Cash | 13.9 | 0.0 | 0.0 | 0.0 | 13.9 |
| Other net assets/liabilities | -7.1 | 0.0 | 0.0 | 0.0 | -7.1 |
| Total net assets | 192.9 | 0.0 | 0.3 | 0.0 | 193.2 |
| Gearing (%) | | | | | |
| Net debt (cash)/properties | 15.6 | - | 0.0 | - | 15.5 |
| Net debt (cash)/equity | 19.1 | - | 0.0 | - | 19.1 |

Source : Tritax Property Income Fund

| Quarterly data per unit | | | | | | |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| As at | 30-Sep-18 | 31-Dec-18 | 31-Mar-19 | 30-Jun-19 | 30-Sep-19 | 31-Dec-19 |
| Bid (GBP) | 1.0196 | 1.0227 | 0.9987 | 0.9976 | 0.9901 | 0.9868 |
| Offer (GBP) | 1.1120 | 1.1174 | 1.0922 | 1.0916 | 1.0844 | 1.0814 |
| Mid (GBP) | 1.0585 | 1.0701 | 1.0455 | 1.0446 | 1.0373 | 1.0341 |
| Bid/offer spread | 8.31% | 8.5% | 8.6% | 8.6% | 8.7% | 8.7% |
| Net asset value (GBP) | 1.0300 | 1.0405 | 1.0162 | 1.0150 | 1.0074 | 1.0038 |
| Quarterly distribution (GBP) | 0.0141 | 0.0040 | 0.0136 | 0.0110 | 0.0113 | 0.0117 |
| Yield | 5.4% | 3.4% | 5.5% | 5.2% | 5.0% | 4.8% |

Source : Tritax Property Income Fund

Unit pricing

The NAV per unit is calculated monthly, on the Dealing Date (the last Business Day of each month).

Distributions

Quarterly

Minimum investment/disinvestment

Minimum investment of £1 million.

Creation, transfer and realisation of units

Subscription Agreements can be completed monthly, which confirms a Commitment to the Fund. Commitments are drawn down pro rata on a monthly basis.

Taxation

Charges

The annual management fee is equivalent to 0.625% of the net asset value of the portfolio. This excludes fees payable to the Trustee, Administrator, Custodian, Depository, Auditors and Valuers. The TER is c.0.85%.

| Unit holder analysis | | |
|--------------------------------|-----------------------|--------------|
| | Number of unitholders | Total % held |
| Less than 1% of units in issue | 0 | 0.0 |
| 1% or greater but less than 2% | 1 | 1.3 |
| 2% or greater but less than 4% | 0 | 0.0 |
| 4% or greater but less than 8% | 1 | 7.7 |

| | | |
|------------------------------------|----------|--------------|
| Greater than 8.0% | 4 | 91.0 |
| Total | 6 | 100.0 |
| Major investors | | |
| Largest holder | 1 | 61.4 |
| Three largest holders | 3 | 82.9 |
| Five largest holders | 5 | 98.8 |
| Ten largest holders | 10 | 100.0 |
| Internal/external investors | | |
| Internal | 0 | 0.0 |
| External | 6 | 100.0 |

Source : Tritax Property Income Fund

| Liquidity | | | | | | |
|--------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Period | Year to Dec 2014 | Year to Dec 2015 | Year to Dec 2016 | Year to Dec 2017 | Year to Dec 2018 | Year to Dec 2019 |
| Issues and redemptions | | | | | | |
| Units in issue as at start of period | | | | 182,799,599 | 185,162,677 | 191,366,376 |
| Units issued during period | | | | 2,363,078 | 6,203,699 | 1,089,441 |
| Units redeemed during period | | | | - | 0 | 0 |
| Units in issue at end of period | | | | 185,162,677 | 191,366,376 | 192,455,817 |
| Unit transfers | | | | | | |
| Matched bargains | | | | 3,158,974 | 0 | 77,382 |
| Matched bargains %* | | | | 1.71% | 0.0% | 0% |

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

Source : Tritax Property Income Fund