

Standard Life UK Shopping Centre Trust

INVESTMENT POLICY AND OBJECTIVES

The investment policy of the Trust is to invest predominantly in a diverse portfolio of UK shopping centres. Its investment objective is to outperform the Shopping Centre Sub-sector of the MSCI Universe over a rolling three-year period.

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-Jun-25
Year-end	31 March
NAV (GBPm)	1147.0

Source: Standard Life Investments Limited

Management/professional advisors	
Manager	Standard Life Investments (Jersey) Limited
Investment Advisor	Standard Life Investments Limited
Fund Manager	Ed Jenkins
Corporate trustee	JTC Fund Solutions (Jersey) Limited
Auditors	KPMG LLP

Source: Standard Life Investments Limited

Investment rates of return, %		MSCI/AREF UK Quarterly Property Fund Index		
	Standard Life UK Shopping Centre Trust	Other balanced funds	All balanced funds	All funds
3 months	-5.9	0.3	0.3	0.0
Year-to-date	-18.5	1.8	1.6	0.7
12 months	-18.5	1.8	1.6	0.7
3 years+	-6.9	6.5	6.0	5.3
5 years+	-2.5	7.2	6.6	6.0
10 years+	3.9	8.1	7.7	7.7

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

Property investment restrictions	
Maximum development exposure	15%
Maximum speculative development exposure	15%
Maximum lot-size holding as a standing investment	50%
Maximum lot-size holding permitted at purchase	50%
Maximum exposure to limited partnerships	*

Maximum exposure to joint ventures

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Maximum exposure to closed and open-ended property unit trusts

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Source: Standard Life Investments Limited

Portfolio distribution %

	Retail Warehouse	Shopping Centres	Total
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*Standard Life UK Shopping Center Trust has declined to provide this data on the grounds of its commercial sensitivity

Source: Standard Life Investments Limited

Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	6	1,061.8	100.0
Joint and indirect holdings	0	0.0	0.0
Listed investments	0	0.0	0.0
Total	6	1,061.8	100.0

Source: Standard Life Investments Limited

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
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*Standard Life UK Shopping Center Trust has declined to provide this data on the grounds of its commercial sensitivity

Source: Standard Life Investments Limited

Direct portfolio structure by lot-size bands

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

Source: Standard Life Investments Limited

Property Yield		Voids as % of ERV	
Net initial yield	5.71%	Investments	3.42%
Nominal equivalent yield	0.00%	Developments	0.00%
True equivalent yield	5.98%	Total	3.42%
Net reversionary yield	5.95%		

Source: Standard Life Investments Limited

Rental income & ERV by type of property		
	Rental income %	Estimated rental value %
Retail warehousing	4.1	3.1
Shopping centres	95.9	96.9
Overall	100.0	100.0

Source: Standard Life Investments Limited

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 warehousing	2.7	-	-	-	-0.5	-	-	79.6
Shopping centres	63.0	0.0	0.0	2.4	-	9.9	-	107.6
Overall	65.7	0.0	0.0	2.4	-0.5	9.9	9.3	106.5

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

Source: Standard Life Investments Limited

The unexpired term of leases	
Years	% of rent passing
20 years or greater	0.7
15 years or greater, but less than 20	11.5
10 years or greater, but less than 15	10.4
5 years or greater, but less than 10	33.5
Less than 5 years	43.9

Source: Standard Life Investments Limited

Valuations/performance monitors/affiliations	
Frequency of valuation	Monthly
Valuers	Cushman & Wakefield; DTZ Debenham Tie Leung Ltd
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: Standard Life Investments Limited

Restrictions on holdings of cash/borrowings	
Maximum total gearing permitted	25% of the Gross Asset Value of the Trust
Cash holdings (maximum)	*
Cash holdings (minimum)	*

Source: Standard Life Investments Limited

The contribution of major tenants to rental income	
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Tenant	%
Inditex	4.7
Debenhams	3.8
Boots	2.9
WH Smith	2.7
H&M Hennes	2.3
Victoria's Secret	2.3
Signet	1.9
Apple	1.9
JD Sports	1.8
C & J Clark	1.6
Three largest tenants' contribution to rental income	11.4
Five largest tenants' contribution to rental income	16.4
Ten largest tenants' contribution to rental income	25.9

Source: Standard Life Investments Limited

Balance sheet/gearing					
	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	1061.8	0.0	0.0	0.0	1061.8
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	0.0	0.0	0.0	0.0	0.0
Cash	97.1	0.0	0.0	0.0	97.1
Other net assets/liabilities	-11.8	0.0	0.0	0.0	-11.8
Total net assets	1147.0	0.0	0.0	0.0	1147.0
Gearing (%)					
Net debt (cash)/properties	-9.1	-	0.0	-	-9.1
Net debt (cash)/equity	-8.5	-	0.0	-	-8.5

Source: Standard Life Investments Limited

Quarterly data per unit						
As at	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19	30-Sep-19	31-Dec-19
Net asset value (GBP)	1,017.64	977.27	918.82	865.60	824.69	767.61
Quarterly distribution (GBP)	9.13	9.62	6.67	8.39	8.03	8.18
Yield	3.54%	3.75%	3.80%	3.91%	3.97%	4.07%

Source: Standard Life Investments Limited

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 thus reflect in the monthly re-calculation of the Fund's net asset value.

Distributions

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

Minimum investment/disinvestment

Minimum initial investment:	GBP250,000
Minimum additional investment:	n/a
Minimum holding	GBP250,000

Creation, transfer and realisation of units

Units in the fund may be created at any time at the discretion of the manager.

There will be 2 opportunities for unit holders to notify the Manager that they wish to redeem units (1. Immediately after the unit holder vote on 12/09/2014 and 2. during the month of June 2020). Voting rights - Introduction of minority protection concept whereby matters require 75% of Unit holders vote and 50% of Unit holders vote other than the Standard Life Group

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 tax on the redemption or sale of their units in the Trust.

Income Tax

Distributions of income are made gross of tax on a quarterly basis to all unit holders who are UK residents or those who hold non-resident FICO clearance. 20% Jersey tax is withheld from distributions payable to Jersey residents. All investors, regardless of where they reside, are responsible for submitting tax returns to the UK Inland Revenue.

Stamp duty reserve tax

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

Charges

Annual charges

Annual Management Charge is 0.50% per annum of the Net Asset Value of the Trust.

The Annual Management Charge applicable to cash holdings will be scaled as follows:

Up to 5% of GAV - 0.50% p.a

5% to 10% of GAV - 0.25% p.a

In excess of 10% of GAV - 0.00% p.a

Restrictions

The Manager may borrow up to 10% of GAV for the purposes of paying redeeming Unit holders and/or Dissenting Unit holders. Facility term not to exceed 18 months.

The Manager may borrow up to a maximum of 25% of GAV for the purposes of acquiring an asset for the Trust. Facility term not to exceed 18 months

Maximum total permitted borrowing will not exceed 25% of GAV

The Trust may invest in any joint venture structure where the Trust has a controlling interest over strategic decisions

Development Fees

The development fees charged will be up to 2% of the total construction costs.

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	33	14.8
1% or greater but less than 2%	8	11.5
2% or greater but less than 4%	1	2.7
4% or greater but less than 8%	4	23.2
Greater than 8.0%	2	47.8
Total	48	100.0
Major investors		
Largest holder	1	33.2
Three largest holders	3	54.7
Five largest holders	5	66.5
Ten largest holders	10	79.1
Internal/external investors		
Internal	0	0.0
External	48	100.0

Source: Standard Life Investments Limited

Liquidity						
Period	Year to Dec 2014	Year to Dec 2015	Year to Dec 2016	Year to Dec 2017	Year to Dec 2018	6 months to June 2019
Issues and redemptions						
Units in issue as at start of period	1,494,230	1,494,230	1,494,230	1,494,230	1,494,230	1,494,230
Units issued during period	-	-	-	-	-	-
Units redeemed during period	-	-	-	-	-	-

Units in issue at end of period	1,494,230	1,494,230	1,494,230	1,494,230	1,494,230	1,494,230
Unit transfers						
Matched bargains	63,086	290,174	45,233	127,026	33,189	-
Matched bargains %*	4.2%	19.4%	3.0%	8.5%	2.2%	0.0%

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

Source: Standard Life Investments Limited