

Triton Property Fund (Jersey)

INVESTMENT POLICY AND OBJECTIVES

The Triton Property Fund (Jersey) ('Triton Jersey', 'the Jersey trust') is invested in the Triton Property Fund LP ('Triton', 'the Fund') (q.v.) as a limited partner. The Fund's benchmark is the weighted average return to the All Balanced Property Fund component of the MSCI/AREF UK Quarterly Property Fund Index.

INVESTOR CONSTITUENCY

Triton Jersey is open to investment professionals, high net worth individuals, sophisticated investors, companies, pension schemes and other investors in the UK and elsewhere.

Fund details	
Type of fund	Unauthorised Property Unit Trust
Residence	Jersey
Launch date	May 2003
Open/closed-ended	Open-ended*
Earliest date of winding up	2070
Year-end	31 December
NAV (GBPm)	92.9

Note: *includes capital cash and income cash

Source: UBS Asset Management

Management/professional advisors	
Jersey PUT Manager	MUFG Jersey Management Company Limited
Jersey PUT Administrator	MUFG Alternative Fund Services (Jersey) Limited
Investment Manager (For Triton)	UBS Asset Management Funds Ltd

Fund Manager

Jonathan Hollick

Trustee

BNP Paribas Depositary Services (Jersey) Limited

Auditors (For Triton)

Ernst & Young LLP

Source: UBS Asset Management

Investment rates of return, %

	TRITON PROPERTY FUND (JERSEY) 'A' UNITS	MSCI/AREF UK Quarterly Property Fund Index		
		TRITON PROPERTY FUND (JERSEY) 'B' UNITS	All balanced funds	All funds
3 months	0.4	0.4	0.6	0.4
Year-to-date	0.7	0.7	0.9	0.6
12 months	3.6	3.6	3.4	2.8
3 years+	5.6	5.6	6.3	5.6
5 years+	7.8	7.8	8.3	7.6
10 years+	6.2	6.2	8.7	9.1

Note: ** Weighted average returns + Annualised

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

Quarterly data per unit

As at	31-Mar-18	30-Jun-18	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19
Bid (GBP)	0.95	0.98	0.99	1.00	0.99	0.99
Offer (GBP)	1.02	1.00	1.07	1.07	1.07	1.07
Mid (GBP)	0.99	0.99	1.03	1.04	1.03	1.03
Bid/offer spread	7.1%	1.6%	7.0%	7.0%	7.1%	7.06%
Net asset value (GBP)	0.96	0.99	1.00	1.01	1.00	1.00
Quarterly distribution 'A' units	0.01	0.01	0.01	0.01	0.01	0.01
Quarterly distribution 'B' units	0.01	0.01	0.01	0.01	0.01	0.01
Yield	2.4%	3.3%	3.3%	3.3%	3.3%	2.4%

Note: * Reflects distribution yield for Triton Property Fund Jersey ('A' units); the distribution yield for the new 'B' units issued from July 2013

onwards is available upon request. As of 1 July 2013, only 'B' units are being issued

Source: UBS Asset Management

Unit pricing

The unit price is calculated once a month, on the 1st business day of each month. As from 30 June 2005, it has been calculated on an XD basis on the last working day of the month (previously the first working day of the new quarter.)

Distributions

Net income of Triton Jersey is distributed to its unitholders. Distributions are calculated on the last day of March, June, September and December. Payment is made to unitholders on the last working day of the second month following the calculation dates i.e. February 28, May 31, August 31 and November 30.

Minimum investment/disinvestment

Minimum initial investment:	GBP 50,000
Minimum additional investment:	GBP 50,000
Minimum redemption:	Not applicable

Creation, transfer and realisation of units

Subscriptions for units may normally be made on the 1st and 11th business day of each month (or on such other day as the Manager deems appropriate). Applications must be received no later than 14 business days prior to a subscription day.

Redemptions of units in Triton Jersey normally take place on a quarterly basis on a Selling Day (subject to sufficient cash being available). Where sufficient cash is not available to pay a quarter's redemption in full, the Manager will meet redemption requests within that quarter on a pro-rata basis. The redemption provisions set out in "Creation, transfer and realisation" section of the Triton Property Fund pages (within this document) apply to the redemption of Triton Jersey units.

Redemption notices served during a quarter are treated as having been served on the final business day of the quarter. The first possible date on which units subject to a redemption notice may be redeemed is the first Selling Day that occurs at least one whole quarter after the quarter in which the relevant redemption notice was served. Once a redemption notice has been served, it may only be withdrawn with the consent of the Supervisory Board.

In the usual course of business, the Manager expects to meet redemption requests within six months of them being deemed received. If the Manager does not expect to be able to meet redemption requests within six months of them being deemed received, it may declare that all redemption notices for that quarter and future quarters are dealt with on a pro-rata basis across the entire queue. The Manager may defer redemptions for up to 24 months from the date of them being deemed received.

Taxation

Capital Gains Tax

As a unit trust scheme, Triton Jersey will be treated as a company and unitholders will be treated as if they hold shares in a company for UK chargeable gains purposes. The Manager of Triton Jersey intends to manage and control Triton Jersey from outside the UK so that it will be treated as a non-UK tax resident company for such UK tax purposes and will not, therefore, be subject to UK tax on capital gains realised or treated as realised on disposals and distributions made by Triton or on any disposal or part disposal of any commercial property held as an investment.

The Manager of Triton Jersey intends to manage Triton Jersey so that it satisfies the relevant tax provisions which enable Unitholders to be subject to capital gains tax (or corporation tax on chargeable gains) on profits arising on disposal or part disposal of Jersey Units under the provisions of the offshore funds regime.

Income Tax

Net rental income of Triton Jersey from the underlying assets of Triton will be paid to Jersey unitholders net of UK income tax at the prevailing basic rate (currently 20%). Unitholders should get a credit for such tax against their UK tax liability referred to above, and for those unitholders that are not liable to UK tax on such income, the amount deducted should be capable of being claimed back from HMRC. Tax vouchers will be issued to unitholders in respect of the tax deducted by Triton Jersey from income payments.

Stamp duty reserve tax

No UK stamp duty or stamp duty reserve tax or stamp duty land tax will arise (under current law) on the transfer of Triton Jersey units.

Charges

Annual charge

The Manager of Triton is entitled to a fund management fee (plus VAT) and property management fee (plus VAT) on a tiered basis as a percentage of the Net Asset Value of Triton together with undistributed income less expenses, as at the end of each month. 0.75% p.a. is charged on the period-end Triton-level NAV of up to GBP 1 billion, decreasing to 0.65% p.a. for any tranche of NAV between GBP 1-1.25 billion, and 0.55% p.a. for any part of NAV above GBP 1.25 billion. The fee is split to reflect the fund management and property management services provided by the Manager.

Performance fees

The manager is entitled to a performance fee of 0.0625% per quarter of the net asset value of the Triton (including net undistributed income) if, for the previous three years, it has outperformed its benchmark, the All Balanced Property Funds Index Weighted Average of the MSCI/AREF UK Quarterly Property Fund Index. A minimum of 0.5% p.a. outperformance is required before the performance fee is triggered.

Annual charge (the Jersey trust)

A' units: In addition to the above, the manager is entitled to a management fee equivalent to 1% p.a. of the net asset value of the Jersey Trust

'B' units: In addition to the above, the manager is entitled to a management fee equivalent to 0.1% p.a. of the net asset value of the Jersey Trust

Initial charge

Investors may also be subject to an initial charge of up to 1% of the issue price on any new subscriptions

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	8	1.42
1% or greater but less than 2%	3	5.27
2% or greater but less than 4%	0	0.00
4% or greater but less than 8%	0	0.00
Greater than 8.0%	4	93.31
Total	15	100.0
Major investors		
Largest holder	1	28.1
Three largest holders	3	74.3
Five largest holders	5	95.2
Ten largest holders	10	99.6
Internal/external investors		
Internal	0	0.0
External	15	100.0

Source: UBS Asset Management

Liquidity 'A' units						
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	16,199,607	14,106,775	9,886,571	8,241,944	3,135,825	2,203,157
Units issued during period	-	-	-	-	-	-
Units redeemed during period	-2,092,833	-4,220,204	-1,644,627	-5,106,119	-932,669	-642,826

Units in issue at end of period	14,106,775	9,886,571	8,241,944	3,135,825	2,203,157	1,560,331
Unit transfers						
Matched bargains	-	1,264,685	-	-	-	-
Matched bargains %*	-	12.8%	-	-	-	0.0%

Note:* Units redeemed includes 597626.71 units that has been transferred to 'B' units

Source: UBS Asset Management

Note:** As % of units in issue at the end of the period

Liquidity 'B' units

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	70,899,590	71,675,013	75,409,742	76,231,858	93,090,859	90,618,685
Units issued during period	874,121	3,734,738	24,902,445	18,296,125	1,309,514	569,664
Units redeemed during period	- 98,699 -	8	-24,080,330	-1437124	-3,781,688	- 8,411
Units in issue at end of period	71,675,013	75,409,744	76,231,858	93,090,859	90,618,685	91,179,938
Unit transfers						
Matched bargains	-	3,574	-	-	-	-
Matched bargains %*	-	-	-	-	-	0.0%

Note:* Units redeemed includes 597626.71 units that has been transferred from 'A' units

Source: UBS Asset Management

Note:** As % of units in issue at the end of the period