

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)	179.31

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	BDO LLP

Source : Tritax Property Income Fund

Investment rates of return, %

	Tritax Property Income Fund	MSCI/AREF UK Quarterly Property Fund Index		
		Other Balanced Open-Ended Funds	All balanced open-ended funds	All funds
3 months	2.0	0.3	0.4	0.3
Year-to-date	4.7	0.1	0.2	0.1
12 months	-16.6	-17.1	-17.4	-17.1
3 years+	7.1	3.3	3.4	2.3
5 years+	4.6	2.3	2.2	1.1
10 years+	-	6.6	6.3	5.5

Source: MSCI/AREF UK Quarterly Property Fund Index

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 %

	Tritax Property Income Fund	MSCI/AREF UK Quarterly Property Fund Index		
		Other Balanced Open-Ended Funds	All balanced open-ended funds	All funds
Standard retail – South East	0.0	4.9	4.6	4.6
Standard retail – Rest of UK	0.0	1.2	1.4	2.3
Shopping centres	0.0	0.6	0.9	2.5
Retail warehouses	11.1	12.4	12.1	7.6
All UK retail	11.1	19.1	19.0	17.1
City offices	0.0	3.3	3.4	3.2
West End offices	0.0	8.1	7.5	5.1
Rest of South East offices	12.3	7.5	7.1	5.5
Rest of UK offices	1.9	5.2	4.9	5.3
All UK offices	14.2	24.2	22.9	19.1
South East industrial	27.0	24.0	24.5	20.3
Rest of UK industrial	32.6	13.6	13.7	11.8
All UK industrial	59.6	37.6	38.2	32.1
Other UK properties	1.5	12.4	12.5	25.9
Cash***	13.6	6.7	7.4	5.8
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	15	200.4	98.2
Joint and indirect holdings	1	3.61	1.8
Listed investments	0	0	0.0

Total	16	204.0	100.0
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Source : Tritax Property Income Fund

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
STOCKLEY PARK	UXBRIDGE	Office	20-30m	12.3
UNITS 1-5 NEW MALDEN	NEW MALDEN	Industrial	20-30m	12.3
DC1 DIDCOT	DIDCOT	Industrial	20-30m	12.3
FRADLEY DISTRIBUTION PARK	LICHFIELD	Industrial	15-20m	8.6
WATERFORD BUSINESS PARK	BURY	Industrial	15-20m	8.6
UNIT 12	WIMBORNE	Industrial	10-15m	6.1
HOMEBASE BRACKNELL, BRACKNELL, WOKINGHAM ROAD	BRACKNELL	Retail Park	10-15m	6.1
ALBAN RETAIL PARK BEDFORD	BEDFORD	Retail Park	10-15m	6.1
XPO SUPPLY CHAIN UK LTD GOOLE	GOOLE	Industrial	10-15m	6.1
UNIT 3 & UNIT 3A, R-EVOLUTION AT THE AMP	ROTHERHAM	Industrial	5-10m	3.7
10 largest investments as % of portfolio			*	82.1

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	2	9.3	4.5
5-10	4	27.2	13.3
10-25	6	82.9	40.6
25 - 50	3	81.1	39.8
50 - 100	0	0.0	0.0
100-150	0	0.0	0.0
Over 150	0	0.0	0.0
Total	15	200.4	98.2
Average lot size		13.4	

Source : Tritax Property Income Fund

Property Yield		Voids as % of ERV	
Net initial yield	4.61%	Investments	7.20%
Nominal equivalent yield	-	Developments	0.00%
True equivalent yield	5.89%	Total	7.20%
Net reversionary yield	6.04%		

Source : Tritax Property Income Fund

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	0.0	0.0
Retail warehousing	14.6	12.5
Shopping centres	0.0	0.0
Central London offices	0.0	0.0
Other offices	7.9	21.9
Industrial	77.5	65.6
Other	0.0	0.0
Overall	100.0	100.0

Source : Tritax Property Income Fund

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
Standard retail	-	-	-	-	-	-	-	-
Retail warehousing	1.5	0.0	0.0	0.0	-6.0	8.2	2.2	108.2
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	-	-	-	-	-	-	-	-
Other offices	0.8	88.7	0.0	110.1	0.0	251.9	251.9	351.9
Industrial	7.9	0.0	0.0	0.6	-6.2	7.4	1.2	107.4
Other	-	-	-	-	-	-	-	-
Overall	10.2	7.0	0.0	9.1	-5.7	26.8	21.2	126.8

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

Source : Tritax Property Income Fund

Listed Investments

	% of issue held	Valuation (GBPm)	Est. % of total portfolio
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
	0.0	0.0	0.0

The unexpired term of leases

Years	% of rent passing
20 years or greater	4.1
15 years or greater, but less than 20	10.1
10 years or greater, but less than 15	11.1
5 years or greater, but less than 10	44.3
Less than 5 years	30.3

Source : Tritax Property Income Fund

Joint and Indirect property holdings

Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation (GBPm)	Est. % of total portfolio
DERIVATIVE	Other	DERIVATIVES - REAL ESTATE	-	100.0	3.6	1.8
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

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	48.522	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	%
CURRYS GROUP LIMITED	13.4
OKA DIRECT LTD	12.3
DPD GROUP UK LIMITED	11.1
EDDIE STOBART LIMITED	9.2
H MART EUROPE LIMITED	8.4
XPO SUPPLY CHAIN UK LIMITED	6.9
HHGL LIMITED	6.4
X-CEL SUPERTURN LTD	4.7
KEYENCE (UK) LIMITED	4.7
TELENT TECHNOLOGY SERVICES LIMITED	4.1
Three largest tenants' contribution to rental income	36.8
Five largest tenants' contribution to rental income	54.4
Ten largest tenants' contribution to rental income	81.2

Source : Tritax Property Income Fund

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	200.4	0.0	3.6	0.0	204.0

Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	-48.5	0.0	0.0	0.0	-48.5
Cash	32.2	0.0	0.0	0.0	32.2
Other net assets/liabilities	-8.4	0.0	0.0	0.0	-8.4
Total net assets	175.7	0.0	3.6	0.0	179.3
Gearing (%)					
Net debt (cash)/properties	8.1	-	0.0	-	8.0
Net debt (cash)/equity	9.3	-	0.0	-	9.1

Source : Tritax Property Income Fund

Quarterly data per unit						
As at	31-Mar-22	30-Jun-22	30-Sep-22	31-Dec-22	31-Mar-23	30-Jun-23
Bid (GBP)	1.2453	1.2891	1.2154	1.0011	1.0199	1.0294
Offer (GBP)	1.3664	1.3997	1.3189	1.0762	1.1073	1.1168
Mid (GBP)	1.3059	1.3444	1.2672	1.0387	1.0636	1.0731
Bid/offer spread	8.86%	7.9%	7.8%	7.0%	7.9%	7.8%
Net asset value (GBP)	1.2652	1.3106	1.2349	1.0192	1.0368	1.0457
Quarterly distribution (GBP)	0.0027	0.0039	0.0138	0.0127	0.0089	0.0123
Yield	2.9%	2.2%	2.5%	3.3%	3.8%	4.6%

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	2	1.2
1% or greater but less than 2%	1	1.4
2% or greater but less than 4%	0	0.0
4% or greater but less than 8%	0	0.0
Greater than 8.0%	5	97.4
Total	8	100.0
Major investors		
Largest holder	1	-
Three largest holders	3	-
Five largest holders	5	-
Ten largest holders	10	-
Internal/external investors		
Internal	0	0.0
External	8	100.0

Source : Tritax Property Income Fund

Liquidity						
Period	Year to Dec 2018	Year to Dec 2019	Year to Dec 2020	Year to Dec 2021	Year to Dec 2022	Year to Dec 2023
Issues and redemptions						
Units in issue as at start of period	185,162,677	191,366,376	192,455,817	196,795,245	189,979,197	203,598,214
Units issued during period	6203699	1,089,441	4,339,428	0	0	0
Units redeemed during period	0	0	0	-6,816,048	13,619,017	0
Units in issue at end of period	191,366,376	192,455,817	196,795,245	189,979,197	203,598,214	203,598,214
Unit transfers						
Matched bargains	0	77382	0	16,580,881	2,690,879	0
Matched bargains %*	0.0%	0.000402077	0.0%	8.7%	1.3%	0%

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

Source : Tritax Property Income Fund