

Nuveen Real Estate Central London Office Fund

INVESTMENT POLICY AND OBJECTIVES

The Fund has been established to provide unit holders with the opportunity to access the Central London office market

The objective of the Fund is to deliver to unit holders a Fund total return in excess of the Central London office component of the Investment Property Databank (MSCI) UK Annual Universe, comprising standing investments, transactions and developments, but excluding any impact of the performance of the Fund

INVESTOR CONSTITUENCY

The Fund is open to UK and overseas tax-exempt and tax-paying non-private investors.

Fund details

Type of fund	Property Unit Trust
Residence	Jersey
Launch date	March 2004
Open/closed-ended	Closed-ended
Earliest date of winding up	December 2023
Year-end	31 December
NAV (GBPm)	493.9

Source: Nuveen Real Estate

Management/professional advisors

Manager	Nuveen Property Management (Jersey) Limited
Property advisor	Nuveen Real Estate Management Limited
Portfolio manager (at Nuveen Real Estate)	Clive Castle
Trustees	BNP Paribas Jersey Trust Corporation Ltd and Anley Trustees Ltd

Source: Nuveen Real Estate

Investment rates of return %**

		MSCI/AREF UK Quarterly Property Fund Index*		
	Nuveen Real Estate Central London Office Fund	Other balanced funds	All balanced funds	All funds
3 months	2.2	0.6	0.6	0.4
Year-to-date	3.0	1.0	0.9	0.6
12 months	6.0	4.1	3.4	2.8
3 years+	4.6	6.6	6.3	5.6
5 years+	8.8	8.9	8.3	7.6
10 years+	12.1	9.1	8.7	9.1

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

Note: * Weighted average returns + Annualised

Property investment restrictions

Maximum development exposure	15%
Maximum speculative development exposure	*
Maximum lot-size holding as a standing investment	*
Maximum lot-size holding permitted at purchase	*
Maximum exposure to limited partnerships	*
Maximum exposure to joint ventures	*
Maximum exposure to closed and open-ended property unit trusts	15%

Note: *None specified

Source: Nuveen Real Estate

Portfolio distribution %

MSCI/AREF UK Quarterly Property Fund Index

	Nuveen Real Estate Central London Office Fund	Other balanced funds	All balanced funds	All funds
Standard retail – South East	0.0	7.6	7.1	5.7
Standard retail – Rest of UK	0.0	3.3	3.3	3.6
Shopping centres	0.0	1.8	2.5	7.3
Retail warehouses	0.0	13.3	13.6	13.0
All UK retail	0.0	26.0	26.4	29.7
City offices	38.0	3.7	3.7	3.3
West End offices	15.6	7.6	7.7	7.0
Rest of South East offices	23.5	11.6	11.1	7.7
Rest of UK offices	0.0	5.8	5.8	4.9
All UK offices	77.0	28.7	28.4	22.9
South East industrial	0.0	19.3	19.5	15.6
Rest of UK industrial	0.0	10.1	10.0	8.0
All UK industrial	0.0	29.4	29.5	23.6
Other UK properties	0.0	11.0	10.0	19.4
Cash***	23.0	4.9	5.7	4.4
Overall	100.0	100.0	100.0	100.0

Source: Nuveen Real Estate

Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	7	299.6	72.9
Joint and indirect holdings	1	111.4	27.1
Listed investments	0	0.0	0.0
Total	8	411.1	100.0

Source: Nuveen Real Estate

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
Regent Quarter	LONDON	Office	100-125	25.5

1 New Oxford Street	LONDON	Office	80-90	20.2
Priory House, St John's Lane	LONDON	Office	25-30	7.1
1 Clink Street	LONDON	Office	20-25	4.9
17-18 Britton Street	LONDON	Office	10-15	3.6
18-19 Long Lane	LONDON	Office	0-10	2.3
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
10 largest investments as % of portfolio				63.7

Source: Nuveen Real Estate / MSCI estimates

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	0	0.0	0.0
5-10	1	9.6	2.3
10-25	2	35.0	8.5
25 - 50	2	66.9	16.3
50 - 100	1	83.2	20.2
100-150	1	105.0	25.5
Over 150	0	0.0	0.0
Total	7	299.6	72.9
Average lot size		42.8	

Source: Nuveen Real Estate

Property Yield		Voids as % of ERV	
Net initial yield	3.43%	Investments	1.88%
Nominal equivalent yield	4.76%	Developments	0.00%
True equivalent yield	0.00%	Total	1.88%

Net reversionary yield 4.98%

Source: Nuveen Real Estate

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	0.0	0.0
Retail warehousing	0.0	0.0
Shopping centres	0.0	0.0
Central London offices	44.7	59.6
Other offices	55.3	40.4
Industrial	0.0	0.0
Other	0.0	0.0
Overall	100.0	100.0

Source: Nuveen Real Estate

Comparison of rents passing and ERV by type of property*

Sector	Rent passing %	Pre-lets & rent-free periods %	Development voids %	Other voids %	Over rented %	Reversionary potential %	Net reversionary potential %	ERV %
Standard retail	-	-	-	-	-	-	-	-
Retail warehousing	-	-	-	-	-	-	-	-
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	54.5	11.5	0.0	2.8	0.0	31.2	31.2	100.0
Other offices	99.5	0.0	0.0	0.0	-0.1	0.6	0.5	100.0
Industrial	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Overall	72.7	6.8	0.0	1.7	-0.1	18.9	18.8	100.0

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

Source: Nuveen Real Estate

Listed Investments			
	% of Issue held	Valuation (GBPm)	Est. % of total portfolio
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
	-	-	-

The unexpired term of leases	
Years	% of rent passing
20 years or greater	0.1
15 years or greater, but less than 20	0.2
10 years or greater, but less than 15	22.7
5 years or greater, but less than 10	52.6
Less than 5 years	24.3

Source: Nuveen Real Estate

Joint and Indirect property holdings						
Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation	Est. % of total portfolio
Vanquish Properties UK Limited Partnership	Office	INDIRECT RE - LIMITED PARTNERSHIP	LP	33.3	111.4	27.1
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Source: Nuveen Real Estate

Debt analysis	
Fixed rate borrowings	Variable rate borrowings

Amount drawn (GBPm)	Average rate (%)	Average unexpired term (years)
8.23	0	0
0	0	0
0	0	0
0	0	0
0	0	0

Source: Nuveen Real Estate

Amount drawn (GBPm)	Rate above LIBOR (incl expenses) (%)	Off balance sheet debt (GBPm)+
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

Development exposure*

	Capital value of developments			Cost to complete schemes in progress+
	Not yet started	In progress+	All developments	
GBPm	0	14.8	14.8	0.521
% of all directly held properties*	0.00%	4.94%	4.94%	0.17%

* Includes joint ventures in which the Fund has an interest of 50% or more

+ Including schemes to which the fund is contractually committed

Source: Nuveen Real Estate

Valuations/performance monitors/affiliations

Frequency of valuation	Monthly (on the last day of the month)
Valuers	CB Richard Ellis
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: Nuveen Real Estate

Restrictions on holdings of cash/borrowings

Maximum total gearing permitted^	50%
Cash holdings (maximum)	*
Cash holdings (minimum)	*

Note: ^ Based on aggregate fund value

* Non-specified

Source: Nuveen Real Estate

The contribution of major tenants to rental income

Tenant	%
Springer Nature	38.3
COS	17.7
Leigh Day & Co	9.4
IHS (Global)	3.7
Cooper Gay	3.3
CMC Markets UK	3.1
Hammer Holdings	2.8
Weightmans	2.3
AND Insurance	1.7
Blackburn & Co Project Services	1.4
Three largest tenants' contribution to rental income	65.3
Five largest tenants' contribution to rental income	72.3
Ten largest tenants' contribution to rental income	83.5

Source: Nuveen Real Estate

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	299.6	0.0	111.4	0.0	411.1
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	-8.2	0.0	-31.7	0.0	-39.9
Cash	119.8	0.0	2.8	0.0	122.6
Other net assets/liabilities	-8.1	0.0	8.2	0.0	0.1
Total net assets	403.1	0.0	90.8	0.0	493.9

Gearing (%)					
Net debt (cash)/properties	-37.2	-	25.9	-	-20.1
Net debt (cash)/equity	-27.7	-	31.8	-	-16.7

Source: Nuveen Real Estate

Quarterly data per unit						
As at	31-Mar-18	30-Jun-18	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19
Net asset value (GBP)	23,639.22	23,897.05	24,149.32	24,472.66	24,588.30	25,083.95
Quarterly distribution (GBP)	161.20	112.04	43.78	66.32	27.24	43.58
Yield	1.8%	1.8%	1.7%	1.6%	1.0%	1.7%

Source: Nuveen Real Estate

Distributions

Distributions are declared monthly and paid on a quarterly basis. The record dates for distributions are the quarterly revaluation dates. Distributions are made within 20 business days of the record date, except for the final distribution in respect of each year, which is paid within four months of the end of the relevant period.

Minimum investment/disinvestment

The minimum holding is GBP250,000.

Creation, transfer and realisation of units

Trades can take place via matched bargains, provided they meet investor criteria and minimum holding tests. The manager will attempt, where possible, the matching of buying and selling orders.

Taxation

Capital Gains Tax

Since it is registered in Jersey, the fund is not subject to UK 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 fund.

Income Tax

While distributions of income are made net of income tax, non-taxpayers are entitled to reclaim any tax deducted at source and receive tax vouchers for this purpose.

Stamp duty reserve tax

The fund's registration in Jersey means that the surrender and issue of units does not attract SDRT.

Charges

The trustees receive an annual fee, which is payable in arrears, of 0.05% on the first GBP100m of net asset value, 0.04% on the next GBP100m and 0.03% thereafter.

The manager is (in addition to reasonable out-of-pocket expenses) entitled to receive a fee of 0.5% pa of the aggregate fund value, and is responsible for the fees of the property advisor.

The manager is entitled to receive a performance fee based on 20% of the outperformance of the fund's total return relative to the central London office component of the MSCI UK Annual Index, plus 1%. (This fee is calculated on a three-year rolling basis.) The performance fee is accrued and is therefore taken into account in the monthly re-calculation of the Trust's Net Asset Value.

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	14	8.9
1% or greater but less than 2%	14	20.0
2% or greater but less than 4%	9	25.4
4% or greater but less than 8%	4	24.5
Greater than 8.0%	2	21.2
Total	43	100.0
Major investors		
Largest holder	1	11.1
Three largest holders	3	28.8
Five largest holders	5	41.3
Ten largest holders	10	58.9

Internal/external investors

Internal 3 9.6

External 40 90.4

Source: Nuveen Real Estate

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	29,536	24,363	19,668	19,668	19,668	19,668
Units issued during period	-	-	-	-	-	-
Units redeemed during period	-5,173	-4,695	-	-	-	-
Units in issue at end of period	24,363	19,668	19,668	19,668	19,668	19,668
Unit transfers						
Matched bargains	591	3,066	-	254	410	-
Matched bargains %*	0.024	0.156	-	0.012914379	0.021	0.000

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

Source: Nuveen Real Estate