



# L&G UK Property Fund

## INVESTMENT POLICY AND OBJECTIVES

The Trust’s investment objective is to achieve income and capital growth through investment predominantly in commercial property throughout the UK (mainly in the retail, office and industrial sectors, but possibly including smaller sectors such as leisure property). It may also invest in other property-related assets (including property shares and property-related collective investment schemes) and in cash and other short-term investments, but commercial property will comprise not less than 70%, and generally over 80%, of its portfolio.

## INVESTOR CONSTITUENCY

The Fund is open to investment by pension funds, charities, insurance companies, other corporate and institutional investors, and private individuals.

Fund details	
Type of fund	Property Authorised Investment Fund
Residence	United Kingdom
Launch date	12-Jan-06
Open/closed-ended	Open-ended
Earliest date of winding up	Not applicable
Year-end	31-Mar
NAV (GBPm)	3199.6

Source: Legal & General Investment Management Limited

Management/professional advisors	
Manager	Legal & General (Unit Trust Managers) Limited

Property advisor	-
Investment Advisor	Legal & General Investment Management Limited
Fund Manager	Michael Barrie
Corporate trustee	Royal Bank of Scotland Group plc
Auditors	PricewaterhouseCoopers LLP

Source: Legal & General Investment Management Limited

#### Investment rates of return, %

		MSCI/AREF UK Quarterly Property Fund Index**		
	L&G UK Property Fund*	Other balanced funds	All balanced funds	All funds
3 months	1.3	0.3	0.3	0.3
Year-to-date	1.3	0.3	0.3	0.3
12 months	4.9	5.7	4.8	4.1
3 years+	5.3	6.9	6.1	5.6
5 years+	7.6	9.6	9.1	8.5
10 years+	7.6	8.5	8.3	8.5

Source: Legal & General Investment Management Limited

\*\* MSCI/AREF UK Quarterly Property Fund Index, calculated on an NAV to NAV basis, gross income reinvested (Sponsored by PropertyMatch)

Note: \* Weighted average returns + Annualised

#### Property investment restrictions

Maximum development exposure	10% (includes speculative)
Maximum speculative development exposure	10%
Maximum lot-size holding as a standing investment	12%
Maximum lot-size holding permitted at purchase	10%
Maximum exposure to limited partnerships	-
Maximum exposure to joint ventures	10%
Maximum exposure to closed and open-ended property unit trusts	10%

Source: Legal & General Investment Management Limited

## Portfolio distribution %

	L&G UK Property Fund+*	MSCI/AREF UK Quarterly Property Fund Index**		
		Other balanced funds	All balanced funds	All funds
Standard retail – South East	2.3	7.7	7.0	5.7
Standard retail – Rest of UK	2.3	3.6	3.6	3.8
Shopping centres	0.0	1.9	2.5	7.6
Retail warehouses	10.4	13.5	13.9	13.3
<b>All UK retail</b>	<b>15.1</b>	<b>26.6</b>	<b>27.1</b>	<b>30.4</b>
City offices	4.9	3.8	3.7	3.3
West End offices	1.8	7.6	8.3	7.3
Rest of South East offices	8.4	11.8	11.3	7.7
Rest of UK offices	6.4	5.8	5.8	4.9
<b>All UK offices</b>	<b>21.6</b>	<b>28.9</b>	<b>29.0</b>	<b>23.2</b>
South East industrial	10.2	18.9	19.1	15.3
Rest of UK industrial	15.6	10.1	10.1	8.0
<b>All UK industrial</b>	<b>25.8</b>	<b>29.1</b>	<b>29.2</b>	<b>23.4</b>
Other UK properties	11.6	11.0	9.7	18.8
Cash***	25.9	4.4	5.1	4.3
<b>Overall</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Note: + Including the Trust's share of any properties held jointly or through indirect holdings Sources: \* Legal & General Investment Management Limited

\*\* MSCI/AREF UK Quarterly Property Fund Index (Sponsored by PropertyMatch)

## Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	96	2,286.5	95.3
Joint and indirect holdings	0	0.0	0.0
Listed investments	1	112.7	4.7
<b>Total</b>	<b>97</b>	<b>2,399.2</b>	<b>100.0</b>

Source: Legal & General Investment Management Limited

### Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
Fradley Park	Lichfield	Industrial	100+	6.5
15 Bonhill Street,	London	Central London offices	100+	4.7
Woodside Industrial Estate	Dunstable	Industrial	100+	4.3
Follingsby Park	Gateshead	Industrial	75-100	4.0
One Colmore Square	Birmingham	Other offices	75-100	3.9
Birstall Shopping Park	Batley	Retail warehouses	75-100	3.8
Jvc Kenwood Unit	London	Industrial	75-100	3.3
Into Exeter Residential Blocks A-E	Exeter	Other property	50-75	3.0
The Aircraft Factory, Hammersmith	London	Other offices	50-75	2.7
Units 214, 216 & 240	Cambridge	Other offices	50-75	2.7
<b>10 largest investments as % of portfolio</b>				<b>38.6</b>

Source: Legal & General Investment Management Limited

### Direct portfolio structure by lot-size bands

Value band (GBPm)	Number of assets	Valuation (GBPm)	% of total portfolio
0 -2.5	4	6.7	0.3
2.5 - 5	13	50.6	2.1
5-10	16	123.3	5.1
10-25	36	556.9	23.2
25 - 50	15	515.9	21.5
50 - 100	9	662.8	27.6
100-150	2	214.4	8.9
Over 150	1	156.0	6.5
<b>Total</b>	<b>96</b>	<b>2286.5</b>	<b>95.3</b>
Average lot size		23.8	

Source: Legal & General Investment Management Limited

Property Yield*	
Net initial yield	4.76%
Nominal equivalent yield	5.35%
True equivalent yield	5.53%
Net reversionary yield	4.57%

Source: Legal & General Investment Management Limited

Voids as % of ERV*	
Investments	3.66%
Developments	3.94%
Total	7.60%

Source: Legal & General Investment Management Limited

#### Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	7.3	6.7
Retail warehousing	17.1	13.2
Shopping centres	0.0	0.0
Central London offices	7.6	8.3
Other offices	20.0	25.1
Industrial	32.2	32.9
Other	15.8	13.7
<b>Overall</b>	<b>100.0</b>	<b>100.0</b>

Source: Legal & General Investment Management Limited

#### 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	95.6	1.0	0.0	8.9	-7.5	2.0	-5.5	100.0
Retail warehousing	113.9	0.0	0.0	1.2	-21.4	6.3	-15.1	100.0
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	80.7	0.0	0.0	1.8	-0.4	18.0	17.5	100.0
Other offices	70.3	7.6	2.6	14.3	-2.4	7.5	5.2	100.0
Industrial	86.5	1.2	0.0	7.0	-0.6	6.0	5.3	100.0
Other	101.3	0.0	0.0	0.4	-3.5	1.8	-1.8	100.0

<b>Overall</b>	<b>88.2</b>	<b>2.3</b>	<b>0.7</b>	<b>6.9</b>	<b>-4.7</b>	<b>6.6</b>	<b>1.9</b>	<b>100.0</b>
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\*Comprising the ERV of developments in progress or contracted which have not been pre-let

Source: Legal & General Investment Management Limited

#### Listed Investments

	<b>% of Issue held</b>	<b>Valuation (GBPm)</b>	<b>Est. % of total portfolio</b>
INVESTMENT IN REITS	-	112.7	4.7
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
	-	112.7	4.7

Source: Legal & General Investment Management Limited

#### The unexpired term of leases

<b>Years</b>	<b>% of rent passing</b>
20 years or greater	7.1
15 years or greater, but less than 20	4.6
10 years or greater, but less than 15	17.5
5 years or greater, but less than 10	30.3
Less than 5 years	40.5

Source: Legal & General Investment Management Limited

#### Joint and Indirect property holdings

<b>Holdings</b>	<b>Sector</b>	<b>Joint/Indirect</b>	<b>Vehicle Type</b>	<b>Ownership %</b>	<b>Valuation</b>	<b>Est. % of total portfolio</b>
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	0.0	0.0		0.0	0.0

Source: Legal & General Investment Management Limited

## 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	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: Legal & General Investment Management Limited

## 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: Legal & General Investment Management Limited

## Valuations/performance monitors/affiliations

Frequency of valuation	The 28th day of each month
Valuers	Knight Frank LLP
Portfolio performance monitored by MSCI	Yes
Constituent of MSCI/AREF UK Quarterly Property Fund Index	No
Member of the Association of Real Estate Funds	Full member

Source : L&G UK Property Fund

### Restrictions on holdings of cash/borrowings

Maximum total gearing permitted	10%
for investment purposes	nil
for liquidity purposes	10%
Cash holdings (maximum)	Maximum non-direct property holding (including cash) 30%
Cash holdings (minimum)	nil

Source : L&G UK Property Fund

### The contribution of major tenants to rental income

Tenant	%
Hbh Hotel Stansted Limited	3.1
Tesco Stores Limited	2.9
Into University Of Exeter Llp	2.6
Waitrose Limited	2.5
Argos Limited	2.5
Jvckenwood U.K. Limited	2.3
Newell Rubbermaid Uk Services Ltd	1.8
Nexmo Limited	1.6
Tradeteam Limited	1.6
Next Holdings Limited	1.5
Three largest tenants' contribution to rental income	8.6
Five largest tenants' contribution to rental income	13.7
Ten largest tenants' contribution to rental income	22.5

Source: Legal & General Investment Management Limited

### Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	2286.5	0.0	0.0	0.0	2286.5
Listed investments	0.0	0.0	0.0	112.7	112.7



Debt	0.0	0.0	0.0	0.0	0.0
Cash	800.4	0.0	0.0	0.0	800.4
Other net assets/liabilities	0.0	0.0	0.0	0.0	0.0
Total net assets	3086.9	0.0	0.0	112.7	3199.6
Gearing (%)					
Net debt (cash)/properties	-35.0	-	-	-	-35.0
Net debt (cash)/equity	-25.9	-	-	0.0	-25.0

Source: Legal & General Investment Management Limited

Quarterly data per unit						
As at	31-Dec-17	31-Mar-18	30-Jun-18	30-Sep-18	31-Dec-18	31-Mar-19
Bid (GBP)	0.52	0.52	0.53	0.54	0.53	0.54
Offer (GBP)	0.55	0.56	0.56	0.57	0.56	0.57
Mid (GBP)	0.54	0.54	0.55	0.55	0.55	0.55
Bid/offer spread	0.05	0.06	0.05	0.05	0.05	0.05
Net asset value (GBP)	-	-	-	-	-	-
Quarterly distribution (GBP)	-	-	-	-	-	-
Yield	-	-	-	-	-	-

Note: \* as of June 2014 L&G UK Property Fund has now changed to a PAIF and as such has restructured its unit price.

Source: Legal & General Investment Management Limited

## Unit pricing

The unit price is calculated on the last business day of each month. Income is not included in the unit price. Some of the vehicles through which the Fund holds directly-held investments have fixed-rate debt. The market value of this debt is not published and it does not reflect in the monthly recalculation of the Fund's net asset value.

## Distributions

Distributions are made monthly, normally on the 20th of each month or the following working day. Ex-distribution dates are the penultimate working day of each month, i.e. the day before pricing. Distributions are paid to the unitholders shown on the register on the ex-distribution dates.

## Minimum investment/disinvestment

The minimum initial investment is GBP250,000, although the manager, at their discretion, can allow investors to invest as little as GBP25,000 where it is

satisfied that the investor has received financial advice or the investment is made on the investor's behalf by a discretionary investment manager. Existing unitholders may increase or decrease their holdings by minimum amounts of GBP10,000 (rounded to the nearest number of whole units). No redemption notice will be accepted that would result in a holding falling to below the minimum holding value determined by the manager (currently GBP10,000).

### **Creation, transfer and realisation of units**

The fund is open to subscriptions on a monthly basis, with applications to be received at least three business days before subscription day, which is the last working day of the month.

As from March 2009, the Manager has the discretion to defer redemptions if it deems it in the interest of continuing unitholders to do so.

Redeeming unitholders may not withdraw their realisation notice in respect of units which the Manager has notified the unitholder that it has determined can be redeemed or any units which are within the last 3 months of the 24-month redemption window.

The manager will attempt, where possible, the matching of buying and selling orders. Such transfers are effective from the last business day of the month during which they take place.

### **Taxation**

The following is a summary of current law and practice and is subject to change. The information should not be regarded as legal or tax advice.

#### **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 trust

#### **Income Tax**

While distributions of income are made net of UK Income Tax, non-taxpayers are entitled to reclaim any tax deducted at source.

#### **Stamp duty reserve tax**

No stamp duty is payable on the transfer of existing units.

#### **Charges**

The trust instrument empowers the manager and investment advisor to make an annual charge totalling not more than 2% of the net asset value of the fund (including accrued income). However, the total charge is currently 1% pa and the manager has undertaken to give at least three months' notice of any increase in this figure.

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The manager and investment advisor currently bear the cost of fees of service providers in relation to day-to-day management and rent collection of directly held properties, valuations, the trustees' and auditors' fees, custodian fees and the costs of preparing reports and accounts for unitholders, and market research and performance measurement. These costs may, alternatively, be charged to unitholders. The manager has undertaken to give at least three months' notice before so doing.

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	4,360	0.2
1% or greater but less than 2%	10	0.1
2% or greater but less than 4%	6	0.2
4% or greater but less than 8%	5	0.3
Greater than 8.0%	3	0.3
<b>Total</b>	<b>4,384</b>	<b>1.0</b>
Major investors		
Largest holder	1	0.1
Three largest holders	3	0.3
Five largest holders	5	0.4
Ten largest holders	10	0.6
Internal/external investors		
Internal	3	0.0
External	4,381	0.0

Source: Legal & General Investment Management Limited

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
<b>Issues and redemptions</b>						
Units in issue as at start of period	2,777,073,008	2,958,190,497	3,807,252,426	3,737,430,362	4,127,636,350	4,380,466,814
Units issued during period	265,553,461	1,528,255,647	1,275,117,248	648,004,626	608,368,749	43,565,211
Units redeemed during period	-84,435,972	-679,193,718	-1,344,939,312	-257,798,638	-355,538,285	-125,973,175
Units in issue at end of period	2,958,190,497	3,807,252,426	3,737,430,362	4,127,636,350	4,380,466,814	4,298,058,850
<b>Unit transfers</b>						

Matched bargains	-	-	-	-	-	-
Matched bargains %*	-	-	-	-	-	-

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

^ as of June 2014 L&G UK Property Fund changed to a PAIF and as such has restructured the number of units issued.

Source: Legal & General Investment Management Limited