

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)	2418.0

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	All balanced funds	All funds
3 months	3.2	2.2	2.2	1.8
Year-to-date	3.2	2.2	2.2	1.8
12 months	3.6	2.5	2.5	0.7
3 years+	3.0	2.7	2.4	1.1
5 years+	4.0	4.6	4.1	3.2
10 years+	5.6	6.8	6.4	5.9

Source: Legal & General Investment Management Limited

** MSCI/AREF UK Quarterly Property Fund Index, calculated on an NAV to NAV basis, gross income reinvested

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	3.3	6.0	5.2	4.9
Standard retail – Rest of UK	2.2	2.1	2.4	3.3
Shopping centres	0.0	0.7	1.2	3.5
Retail warehouses	6.5	10.9	10.5	9.0
All UK retail	12.0	19.7	19.3	20.6
City offices	1.8	3.9	3.6	3.4
West End offices	2.2	7.6	8.5	7.6
Rest of South East offices	4.4	10.8	10.2	7.4
Rest of UK offices	6.0	6.0	5.6	5.1
All UK offices	14.5	28.3	27.9	23.5
South East industrial	10.4	21.7	22.7	18.5
Rest of UK industrial	20.3	12.0	11.8	9.5
All UK industrial	30.7	33.7	34.5	28.0
Other UK properties	16.9	11.3	10.7	21.9
Cash***	25.8	7.0	7.7	5.9
Overall	100.0	100.0	100.0	100.0

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

** MSCI/AREF UK Quarterly Property Fund Index

Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	90	1,705.2	95.0
Joint and indirect holdings	0	0.0	0.0
Listed investments	1	89.1	5.0
Total	91	1,794.3	100.0

Source: Legal & General Investment Management Limited

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
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FRADLEY PARK	LICHFIELD	Industrial	100+	9.9
WOODSIDE INDUSTRIAL ESTATE	DUNSTABLE	Industrial	100+	6.6
FOLLINGSBY PARK	GATESHEAD	Industrial Other	100+	5.9
INTO EXETER RESIDENTIAL BLOCKS A-E	EXETER	Apartments- Applicable Not Categorised	50-75	3.9
BIRSTALL SHOPPING PARK	BATLEY	Retail Park	50-75	3.5
THE AIRCRAFT FACTORY, HAMMERSMITH	LONDON	Office	50-75	3.4
HBH HOTEL STANSTED	STANSTED	Hotel	40-50	2.5
NORTH TOWER	MANCHESTER	Apartments- Applicable Not Categorised	40-50	2.5
ARGOS DISTRIBUTION CENTRE	STAFFORD	Industrial	40-50	2.4
120 ALDERSGATE STREET	LONDON	Office	40-50	2.4
10 largest investments as % of portfolio				43.0

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	9	*	*
2.5 - 5	12	*	*
5-10	18	*	*
10-25	36	*	*
25 - 50	9	*	*
50 - 100	3	*	*
100 - 150	2	*	*
Over 150	1	*	*
Total	90	1705.2	95.0
Average lot size		18.9	

Source: Legal & General Investment Management Limited

* Fund cannot disclose this information due to commercial sensitivity

Property Yield*		Voids as % of ERV*	
Net initial yield	4.81%	Investments	10.39%
Nominal equivalent yield	5.64%	Developments	2.99%
True equivalent yield	5.84%	Total	13.38%
Net reversionary yield	5.02%		

Source: Legal & General Investment Management Limited

Source: Legal & General Investment Management Limited

Rental income & ERV by type of property		
	Rental income %	Estimated rental value %
Standard retail	8.6	8.1
Retail warehousing	13.7	9.6
Shopping centres	0.0	0.0
Central London offices	3.5	4.8
Other offices	17.2	19.2
Industrial	37.8	35.7
Other	19.2	22.6
Overall	100.0	100.0

Source: Legal & General Investment Management Limited

Over Renting and Reversionary Potential, % Rent Passing								
Sector	Rent Passing, GBP Millions	Rent Free, % Rent Passing	Development vacancy %	Investment vacancy %	Over rented, % Rent Passing	Reversionary potential %	Reversionary potential Net	Market Value % Rent
Standard retail	7.6	2.1	0.0	10.6	-16.7	19.3	2.5	114.7
Retail warehouse	12.2	1.4	0.0	1.8	-26.0	-13.0	-39.0	84.7
Shopping centre	-	-	-	-	-	-	-	-
Central London	3.1	0.0	0.0	57.7	-5.5	66.0	60.5	166.0
Other offices	15.3	0.5	5.8	23.5	-4.7	35.8	31.1	135.7
Industrial	33.7	4.6	0.0	6.5	-1.7	16.8	15.1	114.3
Other	17.1	0.3	30.4	0.4	-7.8	42.6	34.9	142.3
Overall	89.1	2.2	6.8	9.7	-8.2	22.9	14.7	121.1

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

Source: Legal & General Investment Management Limited

Listed Investments		
	held (GBPm)	portfolio
INVESTMENT IN REITS	89.1	5.0
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
	89.1	5.0

Source: Legal & General Investment Management Limited

The unexpired term of leases	
Years	% of rent passing
20 years or greater	6.0
15 years or greater, but less than 20	1.7
10 years or greater, but less than 15	8.4
5 years or greater, but less than 10	28.7
Less than 5 years	55.2

Source: Legal & General Investment Management Limited

Joint and Indirect property holdings						
Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation	Est. % of total portfolio
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Source: Legal & General Investment Management Limited

Debt analysis		
Fixed rate borrowings		
Amount drawn	(%)	Average unexpired
0	0	0
Variable rate borrowings		
Amount drawn	Rate above LIBOR (incl)	Out balance sheet debt
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			
	Not yet started	In progress+	All developments	complete
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	%
INTO UNIVERSITY OF EXETER LLP	3.7
ARGOS LTD	3.4
HBH HOTEL STANSTED LIMITED	2.6
WAITROSE LTD	2.5
DHL SUPPLY CHAIN LIMITED	2.5
NEWELL RUBBERMAID UK SERVICES LTD	2.5
PENDRAGON PROPERTY HOLDINGS LTD	1.9
CARE UK COMMUNITY PARTNERSHIPS LTD	1.9
HSBC BANK PLC	1.9
RAMCO TUBULAR SERVICES LIMITED	1.8
Three largest tenants' contribution to rental income	9.6
Five largest tenants' contribution to rental income	14.7
Ten largest tenants' contribution to rental income	24.7

Source: Legal & General Investment Management Limited

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	1705.2	0.0	0.0	0.0	1705.2
Listed investments	0.0	0.0	0.0	89.1	89.1
Debt	0.0	0.0	0.0	0.0	0.0
Cash	623.7	0.0	0.0	0.0	623.7
Other net assets/liabilities	0.0	0.0	0.0	0.0	0.0
Total net assets	2328.9	0.0	0.0	89.1	2418.0
Gearing (%)					
Net debt (cash)/properties	-36.6	-	-	-	-36.6
Net debt (cash)/equity	-26.8	-	-	0.0	-25.8

Source: Legal & General Investment Management Limited

Quarterly data per unit						
As at	31-Dec-19	31-Mar-20	30-Jun-20	30-Sep-20	31-Dec-20	31-Mar-21
Bid (GBP)	0.54	0.00	0.52	0.52	0.52	0.53
Offer (GBP)	0.57	0.00	0.55	0.54	0.55	0.56
Mid (GBP)	0.55	0.00	0.53	0.53	0.54	0.55
Bid/offer spread	0.05	-	0.05	0.05	0.06	6%
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

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

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

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

Taxation

The following is a summary of current law and practice and is subject to change. The information should not be

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

Income Tax

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

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

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	4,037	0.2
1% or greater but less than 2%	9	0.1
2% or greater but less than 4%	3	0.1
4% or greater but less than 8%	4	0.2
Greater than 8.0%	4	0.4
Total	4,057	1.0
Major investors		
Largest holder	1	0.0
Three largest holders	3	0.0
Five largest holders	5	0.0
Ten largest holders	10	0.0
Internal/external investors		
Internal	4,054	0.0
External	3	0.0

Source: Legal & General Investment Management Limited

Liquidity						
Period	Year to Dec 2016	Year to Dec 2017	Year to Dec 2018	Year to Dec 2019	Year to Dec 2020	Year to Dec 2021
Issues and redemptions						
Units in issue as at start of period	3,807,252,426	3,737,430,362	4,127,636,350	4,380,466,814	3,964,429,344	3,190,180,520
Units issued during period	1,275,117,248	648,004,626	608,368,749	426,652,913	23,035,124	39,413,418
Units redeemed during period	#####	-257,798,638	-355,538,285	-842,690,383	-797,283,948	-184,651,801
Units in issue at end of period	3,737,430,362	4,127,636,350	4,380,466,814	3,964,429,344	3,190,180,520	3,044,942,137
Unit transfers						
Matched bargains	-	-	-	-	-	2,989,089,495
Matched bargains %*	-	-	-	-	-	0.98165724

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