

Nuveen Real Estate UK Property Fund

INVESTMENT POLICY AND OBJECTIVES

The Fund has been established to provide unit holders with the opportunity to access a diversified portfolio of UK commercial properties. The objective of the Fund is to outperform the median fund in the All Balanced Fund Index component of The MSCI/AREF UK Quarterly Property Fund Index.

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	01-Jun-94
Open/closed-ended	Open-ended
Earliest date of winding up	-
Year-end	23-Mar
NAV (GBPm)	170.0

Source: Nuveen Real Estate

Management/professional advisors	
Manager	Nuveen Property Management (Jersey) Limited
Property advisor	Nuveen Real Estate Management Limited
Investment Advisor	-
Fund Manager	David Pearce
Corporate trustee	BNP Paribas Jersey Trust Corporation Limited
Auditors	KPMG

Source: Nuveen Real Estate

Investment rates of return, %		MSCI/AREF UK Quarterly Property Fund Index		
	Nuveen Real Estate UK Property Fund	Other balanced funds	All balanced funds	All funds
3 months	0.2	0.3	0.3	0.0
Year-to-date	2.7	1.8	1.6	0.7
12 months	2.7	1.8	1.6	0.7
3 years+	8.1	6.5	6.0	5.3
5 years+	9.1	7.2	6.6	6.0
10 years+	9.1	8.1	7.7	7.7

Note: * Weighted average returns + Annualised

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

Property investment restrictions	
Maximum development exposure	20%
Maximum speculative development exposure	*
Maximum lot-size holding as a standing investment	15%

Maximum lot-size holding permitted at purchase	15%
Maximum exposure to limited partnerships	20%
Maximum exposure to joint ventures	n/a
Maximum exposure to closed and open-ended property unit trusts	20%
Maximum trade in property derivatives: single trade	15%
Maximum trade in property derivatives: aggregate trades	20%

Note: *None specified

Source: Nuveen Real Estate

Portfolio distribution %

	Nuveen Real Estate UK Property Fund*	MSCI/AREF UK Quarterly Property Fund Index**		
		Other balanced funds	All balanced funds	All funds
Standard retail – South East	11.8	7.4	6.8	5.6
Standard retail – Rest of UK	5.4	3.0	3.2	3.6
Shopping centres	0.0	1.3	2.0	6.6
Retail warehouses	5.1	12.3	12.0	10.8
All UK retail	22.3	24.0	23.9	26.5
City offices	1.9	3.6	3.3	2.9
West End offices	8.3	7.6	8.0	6.7
Rest of South East offices	21.9	11.6	10.8	7.6
Rest of UK offices	0.0	6.3	5.9	5.0
All UK offices	32.0	29.1	28.0	22.2
South East industrial	35.2	19.6	19.9	15.9
Rest of UK industrial	6.9	10.5	10.2	8.3
All UK industrial	42.0	30.1	30.1	24.2
Other UK properties	0.0	11.7	10.7	21.4
Cash***	3.7	5.1	7.3	5.7
Overall	100.0	100.0	100.0	100.0

Source: Nuveen Real Estate

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

Property ownership structure

	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	20	163.7	94.5
Joint and indirect holdings	1	9.5	5.5
Listed investments	0	0	0.0
Total	21	173.1	100.0

Source: Nuveen Real Estate

Largest direct investments by lot size & percentage of total portfolio

Property	Location	Sector	Valuation (GBPm)	% of total portfolio
Bradwell Abbey 1 & 2, Milton Keynes	Milton Keynes	Industrial	30-40	*
65 - 79 King Street/Angel Walk, Hammersmith	Hammersmith	Standard retail	15-20	*
6/7 Hatton Garden, London	London	Central London offices	10-15	*
115 Southwark Bridge Street, London	London	Other offices	10-15	*
Unit 4-11 Chesford Grange, Warrington	Warrington	Industrial	7.5-10	*
Culverdon House, Chertsey	Chertsey	Other offices	7.5-10	*
Eurocourt, West Thurrock, West Thurrock	West Thurrock	Industrial	5.0-7.5	*
Units 2-6 King George Close, Romford	Sheffield	Other offices	5.0-7.5	*
The Berkeley Centre, Sheffield	Sheffield	Standard retail	5.0-7.5	*
Leapale House (Commercial), Guildford	Guildford	Industrial	5.0-7.5	*
10 largest investments as % of portfolio				0.0

Source: Nuveen Real Estate

Direct portfolio structure by lot-size bands

Value band (GBPm)	Number of assets	Valuation (GBPm)	% of total portfolio
0 -2.5	2	3.9	2.2
2.5 - 5	8	33.3	19.2
5-10	6	47.1	27.2
10-25	3	40.0	23.1
25 - 50	1	39.6	22.8
50 - 100	0	0.0	0.0
100-150	0	0.0	0.0
Over 150	0	0.0	0.0
Total	20	163.7	94.5
Average lot size		8.2	

Source: Nuveen Real Estate

Property Yield		Voids as % of ERV	
Net initial yield	4.33%	Investments	6.32%
Nominal equivalent yield	5.65%	Developments	0.00%
True equivalent yield	5.84%	Total	6.32%
Net reversionary yield	5.87%		

Source: Nuveen Real Estate

Source: Nuveen Real Estate

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	25.3	21.1
Retail warehousing	8.3	6.8
Shopping centres	0.0	0.0
Central London offices	5.6	6.6
Other offices	12.6	19.2
Industrial	48.1	46.4
Other	0.0	0.0
Overall	100.0	100.0

Source: Nuveen Real Estate

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	1.9	0.0	0.0	0.0	-0.1	0.2	0.1	115.5
Retail warehousing	0.6	0.0	0.0	0.0	0.0	0.1	0.1	112.6
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	0.4	0.2	0.0	0.0	0.0	0.1	0.1	161.4
Other offices	0.9	0.3	0.0	0.5	0.0	0.3	0.3	210.7
Industrial	3.6	0.0	0.0	0.1	0.0	1.1	1.0	133.5
Other	-	-	-	-	-	-	-	-
Overall	7.5	0.4	0.0	0.7	-0.1	1.7	1.5	138.5

*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
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-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Source: Nuveen Real Estate

The unexpired term of leases

Years	% of rent passing
20 years or greater	0.0
15 years or greater, but less than 20	0.0
10 years or greater, but less than 15	0.9
5 years or greater, but less than 10	16.1
Less than 5 years	83.0

Source: Nuveen Real Estate

Joint and Indirect property holdings

Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation	Est. % of total portfolio
Central London Office Fund	Office	INDIRECT RE	oeput	2.9	9.5	5.5
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Source: Nuveen Real Estate

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	9	1.5%	-120.1
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: Nuveen Real Estate

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%

Note: * 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 23rd of each month
Valuers	BNP Paribas Real Estate
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	35%
for investment purposes	25%
for liquidity purposes	10%
Cash holdings (maximum)	*
Cash holdings (minimum)	0%

Source: Nuveen Real Estate

The contribution of major tenants to rental income

Tenant	%
Argos Ltd	5.8
Barclays Bank Plc	4.9
Halfords Plc	4.3
Superdrug	4.2
Tesco Stores Ltd	3.7
Travis Perkins	3.5
Health Management Ltd	3.0
Taylor Kerr (Engineering) Ltd	2.8
Bunzl UK Limited	2.7
Sainsbury's Supermarkets Ltd	2.6
Three largest tenants' contribution to rental income	15.0
Five largest tenants' contribution to rental income	22.9
Ten largest tenants' contribution to rental income	37.4

Source: Nuveen Real Estate

Balance sheet/gearing

	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	163.7	0.0	9.5	0.0	173.1
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	-9.0	0.0	-0.2	0.0	-9.2
Cash	1.1	0.0	5.6	0.0	6.6
Other net assets/liabilities	-0.3	0.0	-0.2	0.0	-0.5
Total net assets	155.4	0.0	14.6	0.0	170.0
Gearing (%)					
Net debt (cash)/properties	4.9	-	-56.4	-	1.5
Net debt (cash)/equity	5.1	-	-36.6	-	1.5

Source: Nuveen Real Estate

Quarterly data per unit

As at	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19	30-Sep-19	31-Dec-19
Bid (GBP)	2,126.32	2,151.80	2,159.50	2,160.48	2,156.58	2,142.03
Offer (GBP)	2,294.83	2,310.59	2,320.23	2,329.23	2,327.95	2,314.53
Mid (GBP)	2,210.58	2,231.20	2,239.87	2,244.86	2,242.27	2,228.28
Bid/offer spread	7.34%	6.87%	6.93%	7.24%	7.36%	7.45%
Net asset value (GBP)	2,157.12	2,180.83	2,189.21	2,191.63	2,188.21	2,173.90
Quarterly distribution (GBP)	14.37	14.10	15.75	14.92	15.90	18.69
Yield	2.96%	3.00%	2.74%	1.83%	2.77%	1.59%

Source: Nuveen Real Estate

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.

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	8	4.0

1% or greater but less than 2%	2	3.0
2% or greater but less than 4%	6	17.3
4% or greater but less than 8%	5	30.3
Greater than 8.0%	3	45.4
Total	24	100.0
Major investors		
Largest holder	1	24.2
Three largest holders	3	45.4
Five largest holders	5	59.3
Ten largest holders	10	81.1
Internal/external investors		
Internal	0	0.0
External	24	100.0

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	99,985	100,545	100,524	97,111	90,671	90,615
Units issued during period	560	-	-	-	-	-
Units redeemed during period	-	-21	-3413	-6440	-56	-12,423
Units in issue at end of period	100,545	100,524	97,111	90,671	90,615	78,191
Unit transfers						
Matched bargains	3,151	10,666	2,160	10,524	7,576	7,386
Matched bargains %*	3.10%	10.60%	2.20%	11.61%	8.36%	9.45%

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

Source: Nuveen Real Estate