

Aberdeen UK Property Fund

INVESTMENT POLICY AND OBJECTIVES

The Fund's policy is to generally invest directly in UK commercial property, and its objective is to provide investors with a combination of income and growth of capital consistent with a diversified commercial property portfolio. As at 30th September 2020 comprised its portfolio: 100% direct property.

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 | 15 November 2004 |
| Open/closed-ended | Open-ended |
| Earliest date of winding up | Not applicable |
| Year-end | 31 December |
| NAV (GBPm) | 975.9 |

Source: Aberdeen Standard Investments

| Management/professional advisors | |
|----------------------------------|---|
| Manager | Aberdeen Standard Fund Managers Limited |
| Property investment advisor | Aberdeen Asset Managers Limited |
| Fund Manager | George Shaw |
| Depository | Citibank Europe plc, UK Branch |
| Auditors | PriceWaterhouseCoopers LLP |

Source: Aberdeen Standard Investments

| | Aberdeen UK Property Fund [^] | MSCI/AREF UK Quarterly Property Fund Index ^{**} | | |
|--------------|--|--|--------------------|-----------|
| | | Other balanced funds | All balanced funds | All funds |
| 3 months | -1.4 | 0.2 | 0.2 | -0.2 |
| Year-to-date | -10.6 | -3.1 | -3.1 | -4.2 |
| 12 months | -10.6 | -2.8 | -2.8 | -4.2 |
| 3 years+ | -3.3 | 3.1 | 2.6 | 1.6 |
| 5 years+ | 0.0 | 4.6 | 4.1 | 3.3 |
| 10 years+ | 0.0 | 6.7 | 6.4 | 6.1 |

Note: [^] 'I' Accumulation shares. Returns calculated on a performance includes impact of pricing adjustments basis. (MSCI/AREF UK Quarterly Property Fund Index is calculated on a NAV to NAV basis, gross of tax)

+ Annualised ** Weighted average returns

Sources: ** MSCI/AREF UK Quarterly Property Fund Index

| Property investment restrictions | |
|--|-------|
| Maximum development exposure | 10.0% |
| Maximum speculative development exposure | 5.0% |
| Maximum lot-size holding as a standing investment | 10.0% |
| Maximum lot-size holding permitted at purchase | 10.0% |
| Maximum exposure to limited partnerships | N/A |
| Maximum exposure to joint ventures | N/A |
| Maximum exposure to closed and open-ended property unit trusts | 30.0% |

Source: Aberdeen Standard Investments

| | Aberdeen UK Property Fund | MSCI/AREF UK Quarterly Property Fund Index ^{**} | | |
|------------------------------|---------------------------|--|--------------------|-------------|
| | | Other balanced funds | All balanced funds | All funds |
| Standard retail – South East | 3.3 | 6.5 | 5.6 | 5.1 |
| Standard retail – Rest of UK | 0.8 | 2.3 | 2.6 | 3.4 |
| Shopping centres | 10.4 | 1.1 | 1.6 | 4.6 |
| Retail warehouses | 9.1 | 11.4 | 11.0 | 9.6 |
| All UK retail | 23.5 | 21.4 | 20.8 | 22.8 |
| City offices | 0.0 | 4.1 | 3.7 | 3.1 |
| West End offices | 0.0 | 7.6 | 8.5 | 7.7 |
| Rest of South East offices | 0.0 | 11.5 | 10.8 | 7.8 |
| Rest of UK offices | 9.8 | 6.2 | 5.8 | 5.1 |
| All UK offices | 9.8 | 29.5 | 28.9 | 23.7 |
| South East industrial | 12.5 | 20.7 | 21.2 | 17.1 |
| Rest of UK industrial | 3.4 | 11.1 | 10.9 | 8.9 |

| | | | | |
|---------------------|--------------|--------------|--------------|--------------|
| All UK industrial | 15.9 | 31.8 | 32.0 | 26.0 |
| Other UK properties | 25.1 | 11.5 | 10.6 | 21.9 |
| Cash*** | 25.7 | 5.9 | 7.7 | 5.6 |
| Overall | 100.0 | 100.0 | 100.0 | 100.0 |

Note: ^ Including, where held, the fund's proportionate share of properties held through joint ventures/ indirect investments and cash, but excluding property derivatives/shares

Sources: * Aberdeen Standard Investments

** MSCI/AREF UK Quarterly Property Fund Index

Property ownership structure

| | Number of assets | Valuation (GBPm) | % of total portfolio |
|-----------------------------|------------------|------------------|----------------------|
| Direct holdings | 28 | 724.5 | 100.0 |
| Joint and indirect holdings | 0 | 0.0 | 0.0 |
| Listed investments | 0 | 0.0 | 0.0 |
| Total | 28 | 724.5 | 100.0 |

Source: Aberdeen Standard Investments

*Note: - Direct property holdings account for 79.0% of the NAV.

Largest direct investments by lot size & percentage of total portfolio

| Property | Location | Sector | Valuation (GBPm) | % of total portfolio |
|---|-------------|------------------------|------------------|----------------------|
| 24 MINORIES | LONDON | Other | 50.0-75.0 | 10.2 |
| THE MOOR | SHEFFIELD | Retail Shopping Centre | 50.0-75.0 | 9.1 |
| 180 STRATFORD HIGH | LONDON | Residential | 50.0-75.0 | 8.7 |
| A1 SHOPPING PARK | BIGGLESWADE | Retail Park | 50.0-75.0 | 8.2 |
| SUNLIGHT HOUSE | SALE | Office | 50.0-75.0 | 7.8 |
| THE BRIDGE | EDINBURGH | Hotel | 50.0-75.0 | 7.0 |
| SLADE PARK | OXFORD | Apartments | 25.0-50.0 | 5.6 |
| WINDSOR YARDS | WINDSOR | Retail | 25.0-50.0 | 4.8 |
| BOULEVARD INDUSTRIAL PARK | LIVERPOOL | Industrial | 25.0-50.0 | 4.5 |
| TRIPLE TWO CENTRE | BECKENHAM | Industrial | 25.0-50.0 | 3.8 |
| 10 largest investments as % of portfolio | | | | 69.9 |

Source: Aberdeen Standard Investments *Based on the value of the portfolio including Direct Holdings & Listed Investments.

Direct portfolio structure by lot-size bands

| Value band (GBPm) | Number of assets | Valuation (GBPm) | % of total portfolio |
|-------------------|------------------|------------------|----------------------|
| 0 -2.5 | 2 | 1.3 | 0.2 |
| 2.5 - 5 | 2 | 6.6 | 0.9 |
| 5-10 | 5 | 41.0 | 5.7 |
| 10-25 | 7 | 115.0 | 15.9 |
| 25 - 50 | 6 | 190.8 | 26.3 |
| 50 - 100 | 6 | 369.9 | 51.0 |
| 100-150 | 0 | 0.0 | 0.0 |
| Over 150 | 0 | 0.0 | 0.0 |
| Total | 28 | 724.5 | 100.0 |
| Average lot size | | 25.9 | |

Source: Aberdeen Standard Investments

| Property Yield | | Voids as % of ERV | |
|--------------------------|-------|-------------------|-------|
| Net initial yield | 5.18% | Investments | 6.81% |
| Nominal equivalent yield | 5.90% | Developments | 0.00% |
| True equivalent yield | 6.12% | Total | 6.81% |
| Net reversionary yield | 6.12% | | |

Source: Aberdeen Standard Investments

Rental income & ERV by type of property

| | Rental income % | Estimated rental value % |
|------------------------|-----------------|--------------------------|
| Standard retail | 7.9 | 5.7 |
| Retail warehousing | 16.5 | 12.5 |
| Shopping centres | 26.0 | 29.5 |
| Central London offices | 0.0 | 0.0 |
| Other offices | 11.3 | 13.5 |
| Industrial | 15.9 | 16.6 |
| Other | 22.5 | 22.2 |
| Overall | 100.0 | 100.0 |

Source: Aberdeen Standard Investments

Over Renting and Reversionary Potential, % Rent Passing

Valuers

CB Richard Ellis Limited

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: Aberdeen Standard Investments

Restrictions on holdings of cash/borrowings

| | |
|---------------------------------|-------|
| Maximum total gearing permitted | 10.0% |
| for investment purposes | Nil |
| for liquidity purposes | 10.0% |
| Cash holdings (maximum) | 40.0% |
| Cash holdings (minimum) | 10.0% |

Source: Aberdeen Standard Investments

The contribution of major tenants to rental income

| Tenant | % |
|--|------|
| B&Q PLC | 6.0 |
| REZIDOR LIFESTYLE EDINBURGH LTD | 5.5 |
| MOTEL ONE (UK) LTD | 5.4 |
| SYTNER PROPERTIES LTD | 4.1 |
| BANK OF SCOTLAND PLC | 3.9 |
| BOOKING.COM TRANSPORT LTD | 3.6 |
| MANCHESTER AIRPORT PLC | 2.6 |
| THE SECRETARY OF STATE | 2.6 |
| BROWNS RESTAURANTS LTD | 2.5 |
| WAITROSE LTD | 2.5 |
| Three largest tenants' contribution to rental income | 16.9 |
| Five largest tenants' contribution to rental income | 24.8 |
| Ten largest tenants' contribution to rental income | 38.7 |

Source: Aberdeen Standard Investments

Balance sheet/gearing

| | Direct holdings | Joint holdings | Indirect investments | Listed investments | Total |
|------------------------------|-----------------|----------------|----------------------|--------------------|-------|
| Balance sheet (GBPm) | | | | | |
| Properties at valuation | 724.5 | 0.0 | 0.0 | 0.0 | 724.5 |
| Listed investments | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Debt | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Cash | 250.2 | 0.0 | 0.0 | 0.0 | 250.2 |
| Other net assets/liabilities | 1.1 | 0.0 | 0.0 | 0.0 | 1.1 |
| Total net assets | 975.9 | 0.0 | 0.0 | 0.0 | 975.9 |
| Gearing (%) | | | | | |
| Net debt (cash)/properties | -34.5 | - | - | - | -34.5 |
| Net debt (cash)/equity | -25.6 | - | - | - | -25.6 |

Note + Comprising fixed-interest bonds

Source: Aberdeen Standard Investments

Quarterly data per unit (PAIF)

| As at | 30-Jun-19 | 30-Sep-19 | 31-Dec-19 | 31-Mar-20 | 30-Jun-20 | 30-Sep-20 |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Single price per unit (GBP) | | | | | | |
| A Accumulation units | 147.35 | 144.69 | 139.23 | 135.05 | 131.23 | 129.38 |
| A Income units | 99.21 | 96.83 | 92.59 | 89.24 | 85.93 | 84.38 |
| I Accumulation units | 153.50 | 150.87 | 145.31 | 141.08 | 137.21 | 135.40 |
| I Income units | 99.40 | 97.01 | 92.76 | 89.40 | 86.09 | 84.53 |
| Earned per unit (GBP) | | | | | | |
| A Accumulation units | 0.9160 | 0.9212 | 0.8883 | 1.2364 | 0.5330 | 0.4721 |
| A Income units | 0.6175 | 0.6162 | 0.5900 | 0.8171 | 0.3491 | 0.3078 |
| I Accumulation units | 1.0949 | 1.1001 | 1.0633 | 1.4219 | 0.6834 | 0.6189 |
| I Income units | 0.7086 | 0.7093 | 0.6788 | 0.9010 | 0.4289 | 0.3864 |

Source: Aberdeen Standard Investments

Quarterly data per unit (Feeder)

| As at | 30-Jun-19 | 30-Sep-19 | 31-Dec-19 | 31-Mar-20 | 30-Jun-20 | 30-Sep-20 |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Single price per unit (GBP) | | | | | | |
| A Accumulation units | 147.29 | 144.62 | 139.14 | 134.93 | 131.14 | 129.29 |
| A Income units | 99.10 | 96.70 | 92.44 | 89.06 | 85.76 | 84.21 |
| I Accumulation units | 153.44 | 150.79 | 145.21 | 140.94 | 137.10 | 135.30 |
| I Income units | 99.29 | 96.88 | 92.62 | 89.22 | 85.92 | 84.36 |
| Earned per unit (GBP) | | | | | | |
| A Accumulation units | 0.9142 | 0.9235 | 0.9003 | 1.2292 | 0.5255 | 0.4740 |

| | | | | | | |
|----------------------|--------|--------|--------|--------|--------|--------|
| A Income units | 0.6152 | 0.6175 | 0.5978 | 0.8115 | 0.3436 | 0.3087 |
| I Accumulation units | 1.0906 | 1.1012 | 1.0747 | 1.4128 | 0.6738 | 0.6193 |
| I Income units | 0.7063 | 0.7081 | 0.6851 | 0.8946 | 0.4223 | 0.3861 |

Source: Aberdeen Standard Investments

Unit pricing

The unit price is re-calculated daily at noon.

Distributions

Distributions to holders of income units are made quarterly: on 31st May, 31st August, 30th November and 28th February in respect of the quarters ending 31st March, 30th June, 30th September and 31st December

Minimum investment/disinvestment

| Unit class | Minimum investment (GBP) | Minimum subsequent investment (GBP) | Minimum partial disposal (GBP) | Minimum holding (GBP) |
|------------------|--------------------------|-------------------------------------|--------------------------------|-----------------------|
| 'A' Accumulation | 1,000 | N/A | 1,000 | 1,000 |
| 'A' Income | 1,000 | N/A | 1,000 | 1,000 |
| 'I' Accumulation | 1,000 | N/A | 1,000 | 1,000 |
| 'I' Income | 1,000 | N/A | 1,000 | 1,000 |

Creation, transfer and realisation of units

Units can be bought or sold by giving notice on any business day between 8.30 am and 5.30 pm. Units are bought or sold at the price calculated at the next valuation point i.e. noon on the following day. The proceeds of a sale will normally be posted within four working days after the receipt of written sale instructions. In the case of telephone instructions, settlement will be made on receipt of a completed form of renunciation which is issued with the contact note.

When units are sold, a cheque for the proceeds will be posted not less than four business days after the receipt of the properly completed renunciation form.

The manager reserves the right to defer redemptions in the event of exceptional circumstances if it is in the interests of all unit holders. The suspension must be formally reviewed every 28 days.

Charges

| Unit class | Preliminary charge | Annual charge |
|------------------|--------------------|---------------|
| 'A' Accumulation | N/A | 1.35% |
| 'A' Income | N/A | 1.35% |
| 'I' Accumulation | N/A | 0.75% |
| 'I' Income | N/A | 0.75% |

Unit holder analysis

| | Number of unitholders | Total % held |
|------------------------------------|-----------------------|--------------|
| Less than 1% of units in issue | 4,149 | 25.9 |
| 1% or greater but less than 2% | 11 | 14.8 |
| 2% or greater but less than 4% | 4 | 12.2 |
| 4% or greater but less than 8% | 9 | 47.1 |
| Greater than 8.0% | 0 | 0.0 |
| Total | 4,173 | 100.0 |
| Major investors | | |
| Largest holder | 1 | 7.1 |
| Three largest holders | 3 | 19.3 |
| Five largest holders | 5 | 29.4 |
| Ten largest holders | 10 | 51.0 |
| Internal/external investors | | |
| Internal | 17 | 0.0 |
| External | 4,156 | 100.0 |

Source: Aberdeen Standard Investments

Liquidity

| Period | Year to Dec 2015 | Year to Dec 2016 | Year to Dec 2017 | Year to Dec 2018 | Year to Dec 2019 | Year to Dec 2020 |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Issues and redemptions | | | | | | |
| Units in issue as at start of period | - | 4,833 | 4,287,401,302 | 3,744,868,369 | 3,151,599,004 | 2,448,335,628 |
| Units issued during period | - | 5,939,530,444 | 278,844,099 | 0 | 0 | 0 |
| Units redeemed during period | - | -16,521,339,745 | -821,377,032 | -593,269,364 | -703,263,376 | -112,021,812 |
| Units in issue at end of period | - | 4,287,401,302 | 3,744,868,369 | 3,151,599,004 | 2,448,335,628 | 2,336,313,816 |
| Unit transfers | | | | | | |
| Matched bargains | - | -2,997,785,908 | -4,263,495 | 0 | 0 | 0 |
| Matched bargains %* | - | -69.92 | 0.00 | 0.00 | 0.00 | 0.00% |

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

Source: Aberdeen Standard Investments
