



Annual Report

Standard Life Investments Select Property Fund

Annual Report & Financial Statements
for the year ended 30 April 2013

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* These items comprise the Manager's Report for the purposes of the rules contained in the Collective Investment Schemes sourcebook ("the Sourcebook").

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Trust Profile and Information

Launch Date

13 October 2005

Objective

The objective of Select Property Fund (“the Trust”) is to provide income and some capital appreciation over the longer term.

Policy

The current policy of the Trust is to invest primarily in commercial property and property-related equities, property investment companies, other property collective investment schemes, property related fixed income securities and cash.

Potentially at any time up to 80% of the Trust’s assets may be held in immovable property.

Non-Sterling denominated assets may be hedged back to Sterling.

Risk profile

The diversified nature of the portfolio makes it suitable for investors wishing to achieve a broad spread of exposure to property and property-related instruments together with property-related fixed income securities and cash. While the level of income provision is likely to be relatively stable, the investor must be able to accept significant temporary losses to capital and the possibility of fluctuations in the income level due to the volatile nature of markets, and should therefore have an investment time horizon of at least 5 years.

Other information

The Trust may hold overseas immovable property either directly or indirectly through an intermediate holding vehicle or a series of intermediate holding vehicles. The purpose of these intermediate holding vehicles is to enable the Trust to hold overseas immovable property. These intermediate holding vehicles may take the form of limited companies or limited partnerships.

Benchmark

IMA Property Sector

Reporting dates*

Interim	31 October
Annual	30 April

XD dates

Interim	31 January, 31 July, 31 October
Annual	30 April

Interim Payment dates

Accumulation	31 January, 31 July, 31 October
Income	31 March, 30 September, 31 December

Annual Payment dates

Accumulation	30 April
Income	30 June

*On 28 October 2010 the annual reporting date changed from 31 October to 30 April. This change brought the annual accounting date of the Trust into line with the accounting dates of certain intermediate holding vehicles in which the Trust invests. As a result the accounting year of the Trust was extended until 30 April 2011. There was no change to distribution dates. The FCA have approved this change.

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Trust Profile and Information

(Continued)

Trust Information			
Manager	Directors of the Manager	Secretary of the Manager	Trustee
Standard Life Investments (Mutual Funds) Limited 1 George Street Edinburgh EH2 2LL 0131-245-2676	A.S. Acheson D.G. Doran (retired 14 June 2013) S.A. Fitzgerald J. Lowe D.E. Thomas S.R. Wemyss R.J. McKillop	S.E. Crewes	Citibank International plc Citigroup Centre Canada Square Canary Wharf London E14 5LB
Auditors	Registrar	Investment Adviser	Standing Independent Valuers
PricewaterhouseCoopers LLP Erskine House 68-73 Queen Street Edinburgh EH2 4NH	The Bank of New York Mellon (International) Limited One Canada Square London E14 5AL	Standard Life Investments Limited 1 George Street Edinburgh EH2 2LL	CB Richard Ellis Limited Henrietta House, Henrietta Pl. London W1G 0BE

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Statement of Manager's Responsibilities

The Regulations require the Manager to prepare financial statements for each annual and half-yearly accounting period which give a true and fair view of the financial position of the Trust and of its net revenue/expenses and net gains/losses on the property of the Trust for the period. In preparing the financial statements the Manager is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ comply with the disclosure requirements of the Statement of Recommended Practice for Financial Statements of Authorised Funds issued by the Investment Management Association (IMA) in October 2010;
- ▶ follow generally accepted accounting principles and applicable accounting standards;
- ▶ make judgements and estimates which are prudent;
- ▶ keep proper accounting records which enable it to demonstrate that the financial statements as prepared comply with the above requirements; and
- ▶ prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in operation.

The Manager is responsible for the management of the Trust in accordance with the Trust Deed, Prospectus and the Sourcebook and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors of Standard Life Investments Limited are responsible for the maintenance of the Standard Life Investments Limited website.

The Manager confirms that suitable accounting policies have been used and applied consistently and reasonable and prudent judgements and estimates have been made in the preparation of the financial statements for the year ended 30 April 2013. The Manager also confirms that applicable accounting standards have been followed and that the financial statements have been prepared on a going concern basis.

Manager's Statement

The Manager is Standard Life Investments (Mutual Funds) Limited which is authorised and regulated by the Financial Services Authority for investment business.

The Standard Life Investments Select Property Fund is an Authorised Unit Trust Scheme under section 243 of the Financial Services and Markets Act 2000. It is classified as a non-UCITS Retail Scheme.

Copies of the most recent Prospectus are available, on request, from the Manager.

Distributions are made from positive net revenue where gross revenue exceeds expenses and tax. The total return consists of investment and currency gains and losses in addition to net revenue. In situations where the Trust has a negative total return but a positive net revenue position, there will be a distribution.

We hereby certify the Annual Report and Financial Statements on behalf of the Directors of Standard Life Investments (Mutual Funds) Limited.

Director
Edinburgh

Director

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Statement of Trustee's Responsibilities

The Trustee is under a duty to take into custody and to hold the property of the Trust in trust for the holders of units. Under the Sourcebook relating to the Reports it is the duty of the Trustee to enquire into the conduct of the Manager in the management of the Trust in each annual accounting period and report thereon to unitholders in a report which shall contain the matters prescribed by the Sourcebook. A copy of the Trustee's report is included below.

Report of the Trustee to the Unitholders of the Standard Life Investments Select Property Fund

Having carried out such procedures as we considered necessary to discharge our responsibilities as Trustee of the Trust, it is our opinion based on the information available and the explanations provided, that the Manager has, in all material respects, managed the Trust during the year to 30 April 2013 in accordance with the investment and borrowing powers and restrictions applicable to the Trust, and otherwise in accordance with the provisions of the Trust Deed and the rules in the Financial Services Authority's Collective Investment Schemes sourcebook.

Citibank International plc
London

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Independent Auditor's Report

Independent auditor's report to the unitholders of the Standard Life Investments Select Property Fund ("the Trust")

We have audited the Group and Trust financial statements of the Standard Life Investments Select Property Fund ("the financial statements") for the year ended 30 April 2013 which comprise the Consolidated and Trust Statements of Total Return, the Consolidated and Trust Statements of Change in Net Assets Attributable to Unitholders, the Consolidated and Trust Balance Sheets, the Consolidated and Trust Cash Flow Statement, the related notes and the distribution tables. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice 'Financial Statements of Authorised Funds' issued by the Investment Management Association (the "Statement of Recommended Practice for Authorised Funds").

Respective responsibilities of Manager and auditors

As explained more fully in the Statement of Manager's Responsibilities the Manager is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the Trust's unitholders as a body in accordance with paragraph 4.5.12 of the Collective Investment Schemes sourcebook and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Trust's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Manager; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report and Financial Statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- ▶ give a true and fair view of the financial position of the Group and the Trust at 30 April 2013 and of the net revenue, the net gains of the scheme property and the cash flows of the Group and the Trust for the year then ended; and
- ▶ have been properly prepared in accordance with the Statement of Recommended Practice for Authorised Funds, the Collective Investment Schemes sourcebook and the Trust Deed.

Opinion on other matters prescribed by the Collective Investment Schemes sourcebook

In our opinion:

- ▶ we have obtained all the information and explanations we consider necessary for the purposes of the audit; and
- ▶ the information given in the Manager's Report for the financial period for which the financial statements are prepared is consistent with the financial statements

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Collective Investment Schemes sourcebook requires us to report to you if, in our opinion:

- ▶ proper accounting records for the Trust have not been kept; or
- ▶ the financial statements are not in agreement with the accounting records and returns.

PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors Edinburgh

- a) The financial statements are published on the website of Standard Life Investments Limited. The maintenance and integrity of the Standard Life Investments Limited website is the responsibility of the Directors of Standard Life Investments Limited; the work carried out by the auditors does not involve the consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.
- b) Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

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The Registrar of the Trust

The Registrar of the Standard Life Investments Select Property Fund is The Bank of New York Mellon (International) Limited.

The Registrar is responsible to the Trustee for the maintenance of a register of unitholders in the Trust. This register can be inspected at 12 Blenheim Place, Edinburgh, EH7 5JH.

The Registrar is also responsible for the distribution of the Interim and Annual Report and Financial Statements and tax vouchers to unitholders at the addresses recorded on the register.

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Investment Report

Fund Manager: Andrew Jackson

Investment background

Major listed real estate markets generally recorded positive returns over the last 12 months. For much of the period under review, the European debt situation and global growth prospects continued to dominate sentiment. Against this backdrop, European real estate was one of the weakest performers, as investors remained cautious. Japan also lagged, given its reliance on global exports. However, the Singapore and Australian listed real estate markets performed well.

Later in the period, firmer signs of a solution on the European sovereign debt crisis, a clear election result in the US and the temporary resolution of its 'fiscal cliff' were supportive of listed real estate markets. The successful transfer of power in China, as well as a decisive general election in Japan, also spurred the markets higher. Having previously underperformed, Japan then significantly outperformed its global listed real estate peers by a significant margin on the back of a weaker yen and speculation that the Bank of Japan would add to its stimulus programme. After a slow start to 2013, the UK and European markets began to catch up in April and both outperformed the global index over the month.

Within direct real estate, Australian occupier demand was highest in the resources-driven markets of Perth and Brisbane. In contrast, tenants remained more cautious in the financial centres of Sydney and Melbourne. In Brazil, slowing occupier demand was offset by increasing capital values caused by falling interest rates. Turning to Europe, evidence emerged that some investors are moving slightly up the risk curve and are debating whether higher voids, shorter leases and poorer quality assets are becoming more palatable. It remained clear, however, that assets in Europe's top cities are still the most attractive. Meanwhile, limited growth and market polarisation continued to drive the UK market. In North America, an upturn in economic activity led to improved occupier demand and rent increases in key markets.

Investment activity

Within the direct portfolio, we completed the sale of both the Bela Paulista and Madison office assets in São Paulo, Brazil. Purchased for R\$53.9 million, Bela Paulista was sold for a pre-tax price of R\$85 million, reflecting a gross initial yield of 8.7%, while Madison, which was purchased for R\$52 million, was sold for a pre-tax price of R\$96 million, reflecting a gross initial yield of 8.4%. These sales realised our desire to capitalise on the strong performance of both these assets and to exit the Brazilian market ahead of the slower growth patch that we expect over the next 12 months.

In Europe, we completed the €118 million sale of four Polish logistics units. We developed these properties in a joint venture with US-based Panattoni during 2006-2008 and they provided a defensive, high-yielding return during the financial crisis. Following the sale, we are looking to recycle the proceeds into other growth-

orientated listed and direct real estate markets. Meanwhile, in Australia we completed several new lettings in Sydney and Brisbane. There was also strong interest from a number of existing tenants to take a vacant suite in our Perth office.

Activity within the UK listed real estate portfolio was focused on smaller and medium-cap companies with solid business plans and strong management teams. We added to London developers Capital & Counties and Quintain Estates in anticipation of a positive year for planning progress and value creation. In the US, we increased exposure to cyclical stocks such as hotel operator Starwood and housebuilders Lennar Corp and Pulte Group, as macroeconomic data pointed to a US economic recovery. We also increased our overweight position in Prologis, on the expectation of improvement in global industrial markets. Within Europe, we established an overweight position in French shopping centre operator Klépierre on the expectation that Simon Property Group's investment would bring operational improvements and declining cost of capital. Finally, in Hong Kong, we increased our allocation to developers such as New World Development and Sun Hung Kai, when they presented value as additional policy measures diminished later in the period.

Performance

Over the 12-month period, the Select Property Fund returned 7.08% against the IMA Property sector mean return of 15.04%.

In the listed real estate portfolio, our underweight holding in Canada added to performance. Canadian real estate suffered from concerns over weaker domestic economic growth and slowing volumes in the housing market. In addition, our overweight position in France and stock selection focusing on Klepierre made a positive contribution to performance. The company benefited from an investment by Simon Property Group, one of the largest and successful shopping mall REITs in the world.

However, negative factors on performance more than outweighed the positive. In the US, our underweight position in the surprisingly resilient healthcare sector held back returns as investors sought yield. Overweight positions in mall REITs and residential REITs were also detrimental during a small-cap rally that meant large-cap, higher-quality stocks underperformed. In the UK, an overweight holding in LXB Retail was negative for returns. A lack of specific newsflow from the company resulted in declining investor interest.

Within direct real estate, our direct Brazilian office holdings performed well, given rising prime office rents in São Paulo. Their subsequent sales also proved beneficial because of rising rents and an increase in capital values during the holding period. In Australia, we profited from competitive lease terms at our Sydney office, against a backdrop of softening office demand and weaker rents.

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Investment Report

(Continued)

Outlook and future strategy

We expect the global economic recovery to gain momentum but remain alert to likely weak patches along the way. The lower cost of debt funding will help mid-cap property companies to deliver higher returns in the UK and Europe. The UK commercial property market is expected to return to positive capital growth in the second half of 2013 and this should prove to be an inflection point for real estate investors. The US property markets will continue to experience generally stronger growth than elsewhere albeit much of this is priced in to listed real estate markets. Asian markets remain strongly influenced by government policy moves to control resurgent asset price inflation.

Globally, we favour core locations and see the best resilience in better quality assets in supply-constrained markets. Our near-term focus has shifted towards retail and apartment sectors as they continue to show positive rental growth. Global office markets have bottomed out and the rental recovery process has started. Capital values are also beginning to recover, driven by the low interest rate environment. At a stock level, we maintain our focus on prime assets in core locations with strong balance sheets and access to capital. We also look for stocks with the ability to drive earnings through organic growth or acquisitions.

In terms of direct real estate, we continue to look for opportunities in specific regions that can provide a mix of high income yields and strong capital growth. Within continental Europe, we favour the high-yielding logistics markets and look to increase exposure to healthy consumer growth in central Europe. In Asia-Pacific, we prefer office markets with constrained supply such as Perth, Australia.

Synthetic Risk & Reward Indicator

Lower risk Typically lower rewards				Higher risk Typically Higher rewards		
1	2	3	4	5	6	7

This indicator reflects the volatility of the Trust's unit price over the last five years which in turn reflects the volatility of the underlying assets in which the Trust invests. Historical data may not be a reliable indication of the future. Where the unit class does not have a history of five years, an alternative unit class or a representative benchmark has been used to show how the Trust price may have behaved over the period.

The current rating is not guaranteed and may change if the volatility of the assets in which the Trust invests changes. The lowest rating does not mean risk free.

All investment involves risk. This Trust offers no guarantee against loss or that the Trust's objective will be attained.

For further information on the risks that may not be fully captured by the risk and reward indicator, please refer to the current Key Investor Information Document (KIID).

Cautionary note

It should be remembered that past performance is not a guide to future performance. The value of investments may go down as well as up and, therefore, investors may not get back the amount originally invested.

Composition of Portfolio	%
as at 30 April 2013	
Emerging Market Equities (0.91%)	-
European Equities (Ex UK) (4.34%)	3.37
Japanese Equities (1.40%)	2.06
North American Equities (14.07%)	18.94
Pacific Basin Equities (7.95%)	7.35
UK Equities (5.49%)	4.34
Collective Investment Schemes (2.31%)	-
Unregulated Collective Investment Schemes (18.01%)	22.85
Direct Property Investments Held Through Subsidiaries (36.24%)	36.63
Derivatives (2.57%)	1.65
Net other assets (6.71%)	2.81

The percentage figures in brackets show the comparative holding as at 30 April 2012.

Ten Largest Holdings (by market value)	%
as at 30 April 2013	
Strykow Park, Poland	9.64
Pradera Central & Eastern Fund	8.99
55 St George's Terrace, Perth, Australia	8.59
Saffron India Real Estate Fund	6.30
Cornerstone Nordic Retail Fund 'A' Class	5.76
182 St George's Terrace, Perth, Australia	5.33
Myslowice T21, Poland	5.05
82 Eagle Street, Brisbane, Australia	3.13
Simon Property	2.89
16 Spring St, Sydney, Australia	2.66

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Comparative Tables

	Accounting period	Net asset value £'000	Net asset value per unit p	Units in issue
Retail accumulation	30 April 2011	227,150	40.85	556,002,959
	30 April 2012	168,064	40.94	410,562,841
	30 April 2013	140,113	44.24	316,686,604
Institutional accumulation	30 April 2011	10,263	42.59	24,099,189
	30 April 2012	10,310	42.97	23,992,396
	30 April 2013	9,567	46.76	20,461,747
Retail income	30 April 2011	31,356	35.07	89,401,885
	30 April 2012	25,209	33.94	74,283,583
	30 April 2013	18,443	35.71	51,651,189
Institutional income	30 April 2011	23,262	36.49	63,750,272
	30 April 2012	18,510	35.55	52,066,757
	30 April 2013	23,549	37.70	62,463,078
Institutional regulated income	30 April 2011	1	37.29	2,500
	30 April 2012	1	36.53	2,500
	30 April 2013	0	38.68	771
Standard Life accumulation	30 April 2011	8,082	44.00	18,367,691
	30 April 2012	9,854	44.71	22,038,674
	30 April 2013	12,586	49.00	25,687,335
Institutional regulated accumulation	30 April 2011	359,102	43.30	829,242,501
	30 April 2012	307,582	43.85	701,519,036
	30 April 2013	249,307	47.88	520,694,759
Platform 1 accumulation	30 April 2012	1	50.71	1,200
	30 April 2013	2,682	54.90	4,884,389
Platform 1 income	30 April 2012	1	50.25	1,200
	30 April 2013	1,822	52.98	3,439,767

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Comparative Tables

(Continued)

	Calendar year	Distribution per unit p	Highest price p	Lowest price p
Retail accumulation	2008	1.1996	64.96	32.07
	2009	1.0827	37.15	26.57
	2010	1.5462	40.55	35.51
	2011	1.0042	40.93	38.03
	2012	1.3592	42.13	38.84
	2013 *	0.6377	44.24	42.10
Institutional accumulation	2008	1.2262	66.09	32.83
	2009	1.1172	38.31	27.25
	2010	1.5968	42.19	36.65
	2011	1.0409	42.76	39.77
	2012	1.4309	44.42	40.68
	2013 *	0.6748	46.76	44.39
Retail income	2008	1.1372	61.89	29.87
	2009	0.9966	33.49	24.57
	2010	1.3763	35.26	31.87
	2011	0.8628	35.37	32.40
	2012	1.1308	34.62	32.86
	2013 *	0.5227	35.71	34.30
Institutional income	2008	1.1597	63.07	30.62
	2009	1.0187	34.60	25.24
	2010	1.4275	36.64	32.95
	2011	0.8951	36.73	33.83
	2012	1.2069	36.47	34.42
	2013 *	0.5532	37.70	36.20
Institutional regulated income	2008	1.1693	63.44	30.91
	2009	1.0239	35.12	25.51
	2010	1.4576	37.34	33.47
	2011	0.9202	37.49	34.66
	2012	1.2532	37.56	35.34
	2013 *	0.5893	38.68	37.15
Standard Life accumulation	2008	1.2483	66.95	33.47
	2009	1.1279	39.36	27.84
	2010	1.6581	43.52	37.68
	2011	1.0954	44.30	41.21
	2012	1.5280	46.44	42.23
	2013 *	0.7172	49.00	46.41

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Comparative Tables

(Continued)

	Calendar year	Distribution per unit p	Highest price p	Lowest price p
Institutional regulated accumulation	2008	1.2339	66.51	33.14
	2009	1.1184	38.82	27.53
	2010	1.6231	42.86	37.15
	2011	1.0515	43.53	40.49
	2012	1.4607	45.43	41.46
	2013 *	0.6892	47.88	45.40
Platform 1 accumulation	2012 **	1.0189	51.26	48.46
	2013 *	0.9864	54.90	50.87
Platform 1 income	2012 **	0.9734	52.17	48.55
	2013 *	0.9515	54.00	52.14

*to 30 April

**from commencement of the unit class on 18 April

Ongoing Charges Figure (OCF)

	2013	2012
Retail accumulation	1.87%	1.86%
Institutional accumulation	1.02%	1.01%
Retail income	1.87%	1.86%
Institutional income	1.02%	1.01%
Institutional regulated income	0.57%	0.56%
Standard Life accumulation	0.12%	0.11%
Institutional regulated accumulation	0.57%	0.56%
Platform 1 accumulation	1.12%	1.11%
Platform 1 income	1.12%	1.11%

The ongoing charges figure (OCF) shows the annualised operating expenses of each share class as a percentage of the average net asset value of the class over the same period. Following the adoption of the requirements of UCITS IV, OCF has replaced the Total Expense Ratio (TER).

The OCF is designed to serve the same purpose as the TER but the calculations are not identical. The main difference between the calculations is the inclusion of custody related transaction charges in the OCF. The comparative figures have not been restated, and the historic TER is disclosed.

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Consolidated Financial Statements

Consolidated Statement of Total Return for the year ended 30 April 2013

			2013		2012
	Notes	£'000	£'000	£'000	£'000
Income:					
Net capital gains/(losses)	4		25,635		(15,069)
Share of net capital gains/(losses) from investments in Joint Ventures	4		4,557		(688)
Revenue	5	28,420		35,103	
Share of revenue from investments in Joint Ventures	5	2,828		6,713	
Expenses	6	(13,668)		(14,734)	
Share of expenses from investments in Joint Ventures	6	(1,122)		(2,928)	
Finance costs: Interest	8	(24)		(60)	
Share of finance costs: Interest from Investment in Joint Ventures	8	(3,160)		(4,119)	
Net revenue before taxation		13,274		19,975	
Taxation	7	(4,426)		(2,522)	
Net revenue after taxation			8,848		17,453
Total return before distributions			39,040		1,696
Finance costs: Distributions	8		(12,820)		(20,182)
Change in net assets attributable to unitholders from investment activities			26,220		(18,486)

Consolidated Statement of Change in Net Assets Attributable to Unitholders for the year ended 30 April 2013

		2013		2012
	£'000	£'000	£'000	£'000
Opening net assets attributable to unitholders		539,532		659,216
Amounts receivable on issue of units	17,339		11,679	
Less: Amounts payable on cancellation of units	(136,090)		(131,099)	
		(118,751)		(119,420)
Stamp duty reserve tax		(21)		(33)
Change in net assets attributable to unitholders from investment activities (see above)		26,220		(18,486)
Retained distribution on accumulation units		11,089		18,255
Closing net assets attributable to unitholders		458,069		539,532

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Consolidated Financial Statements

(Continued)

Consolidated Balance Sheet

as at 30 April 2013

	Notes	£'000	2013 £'000	£'000	2012 £'000
Assets					
Investment assets			447,764		504,759
Investments in Joint Ventures					
- Share of gross assets		16,770		60,039	
- Share of gross liabilities		(19,950)		(65,032)	
Debtors	9	31,583		49,079	
Cash and bank balances		4,303		7,411	
Total other assets			32,706		51,497
Total assets			480,470		556,256
Liabilities					
Investment liabilities			(2,575)		(1,443)
Creditors	10	(16,210)		(14,603)	
Bank overdrafts		(3,293)		0	
Distribution payable on income units		(323)		(678)	
Total other liabilities			(19,826)		(15,281)
Total liabilities			(22,401)		(16,724)
Net assets attributable to unitholders			458,069		539,532

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Trust Financial Statements

Trust Statement of Total Return for the year ended 30 April 2013

			2013		2012
	Notes	£'000	£'000	£'000	£'000
Income:					
Net capital gains/(losses)	4		30,141		(13,643)
Revenue	5	17,128		24,048	
Expenses	6	(5,755)		(6,946)	
Finance costs: Interest	8	(24)		(69)	
Net revenue before taxation		11,349		17,033	
Taxation	7	(2,450)		(1,694)	
Net revenue after taxation			8,899		15,339
Total return before distributions			39,040		1,696
Finance costs: Distributions	8		(12,820)		(20,182)
Change in net assets attributable to unitholders from investment activities			26,220		(18,486)

Trust Statement of Change in Net Assets Attributable to Unitholders for the year ended 30 April 2013

		2013		2012
	£'000	£'000	£'000	£'000
Opening net assets attributable to unitholders		539,532		659,216
Amounts receivable on issue of units	17,339		11,679	
Less: Amounts payable on cancellation of units	(136,090)		(131,099)	
		(118,751)		(119,420)
Stamp duty reserve tax		(21)		(33)
Change in net assets attributable to unitholders from investment activities (see above)		26,220		(18,486)
Retained distribution on accumulation units		11,089		18,255
Closing net assets attributable to unitholders		458,069		539,532

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Trust Financial Statements

(Continued)

Trust Balance Sheet

as at 30 April 2013

	Notes	£'000	2013 £'000	2012 £'000
Assets				
Investment assets			452,029	535,073
Debtors	9	18,483		17,026
Cash and bank balances		1,424		1,190
Total other assets			19,907	18,216
Total assets			471,936	553,289
Liabilities				
Investment liabilities			(2,575)	(1,443)
Creditors	10	(7,676)		(11,636)
Bank overdrafts		(3,293)		0
Distribution payable on income units		(323)		(678)
Total other liabilities			(11,292)	(12,314)
Total liabilities			(13,867)	(13,757)
Net assets attributable to unitholders			458,069	539,532

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Trust Financial Statements

(Continued)

Consolidated and Trust Cash Flow Statement

for the year ended 30 April 2013

	Group 30 April 2013 £'000	Trust 30 April 2013 £'000	Group 30 April 2012 £'000	Trust 30 April 2012 £'000
Operating activities				
Net cash inflow/(outflow) from operating activities	27,799	(2,853)	43,380	33,375
Servicing of finance				
Interest paid	(3,184)	(24)	(4,178)	(69)
Income distributions paid	(1,462)	(1,462)	(1,400)	(1,400)
Net cash outflow from servicing of finance	(4,646)	(1,486)	(5,578)	(1,469)
Taxation	(4,266)	(2,487)	(4,217)	(3,818)
Capital expenditure and financial investment:				
Purchases of investments	(132,252)	(103,197)	(577,204)	(548,983)
Disposals of investments	226,360	226,360	651,547	651,547
Net cash inflow from capital expenditure and financial investment	94,108	123,163	74,343	102,564
Financing				
Stamp duty reserve tax	(21)	(21)	(33)	(33)
Net equalisation received	(624)	(624)	(283)	(283)
Amounts received on issue of units	17,339	17,339	11,679	11,679
Amounts paid on cancellation of units	(136,090)	(136,090)	(131,099)	(131,099)
Net cash outflow from financing	(119,396)	(119,396)	(119,736)	(119,736)
Increase/(decrease) in cash	(6,401)	(3,059)	(11,808)	10,916
Reconciliation to net cash increase/(decrease)				
Cash and bank balances at the start of the period	7,411	1,190	19,219	(9,726)
Increase/(decrease) in cash	(6,401)	(3,059)	(11,808)	10,916
Cash and bank balances at the end of the period	1,010	(1,869)	7,411	1,190

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

as at 30 April 2013

Holding	Bid-market value £'000	Percentage of total net assets
Emerging Market Equities (0.91%)	-	-
South Africa (0.91%)	-	-
European Equities (Ex UK) (4.34%)	15,409	3.37
Finland (0.23%)	-	-
France (2.43%)	6,241	1.36
144,460 Klepierre	3,921	0.85
13,802 Unibail-Rodamco	2,320	0.51
Germany (0.18%)	-	-
Netherlands (1.18%)	9,168	2.01
116,279 Corio	3,465	0.76
19,408 Wereldhave	905	0.20
1,850,957 Yatra Capital	4,798	1.05
Sweden (0.32%)	-	-
Japanese Equities (1.40%)	9,441	2.06
107,000 Mitsubishi Estate	2,227	0.49
100,000 Mitsui Fudosan	2,180	0.48
354 Nippon Building Fund	3,274	0.71
58,000 Sumitomo Realty & Development	1,760	0.38
North American Equities (14.07%)	86,808	18.94
94,529 Lennar	2,502	0.55
199,246 Pulte	2,686	0.59
114,157 Starwood Hotels & Resorts	4,730	1.03
16,873 AvalonBay Communities	1,437	0.31
35,178 Camden Property Trust	1,635	0.36
358,310 DDR	4,218	0.92
278,574 Douglas Emmett	4,686	1.02
163,638 Duke Realty	1,853	0.40
94,882 Equity Residential	3,535	0.77

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

Holding	Bid-market value £'000	Percentage of total net assets
North American Equities (continued)		
55,000 Extra Space Storage	1,539	0.34
358,267 General Growth Properties	5,228	1.14
52,689 Highwoods Properties	1,389	0.30
273,796 Host Hotels & Resorts	3,212	0.70
72,571 Kilroy Realty	2,634	0.58
288,561 Kimco Realty	4,405	0.96
132,018 Macerich	5,939	1.30
303,236 Prologis	8,171	1.78
115,728 Simon Property	13,227	2.89
156,394 SL Green Realty	9,112	1.99
83,027 Vornado Realty	4,670	1.01
Pacific Basin Equities (7.95%)	33,674	7.35
Australia (4.54%)	15,492	3.38
2,053,448 Dexus Property	1,582	0.35
700,000 Federation Centres	1,209	0.26
785,001 Goodman	2,728	0.60
2,700,000 Mirvac	3,178	0.69
593,199 Westfield	4,601	1.00
1,000,000 Westfield Retail Trust	2,194	0.48
China (0.00%)	-	-
Hong Kong (2.61%)	15,847	3.46
1,364,000 China Resources Land	2,648	0.58
504,000 Henderson Land Development	2,341	0.51
2,238,000 New World Development	2,498	0.55
386,000 Sun Hung Kai Properties	3,579	0.78
1,131,000 Swire Properties	2,561	0.56
387,000 Wharf	2,220	0.48
Singapore (0.80%)	2,335	0.51
1,200,000 Capitaland	2,335	0.51

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

Holding	Bid-market value £'000	Percentage of total net assets
UK Equities (5.49%)	19,890	4.34
473,060 Capital & Counties Properties	1,457	0.32
11,215,951 Hirco	3,281	0.72
10,361,945 LXB Retail Properties	11,968	2.61
3,833,720 Quintain Estates & Development	2,473	0.54
189,672 Workspace	711	0.15
Collective Investment Schemes (2.31%)	1	0.00
375 SLI EUR VNAV Liquidity Fund	0	0.00
1,001 SLI GBP VNAV Liquidity Fund	1	0.00
Unregulated Collective Investment Schemes (18.01%)	104,669	22.85
75,000 Cornerstone Nordic Retail Fund 'A'Class*	26,365	5.76
23,422 Cornerstone Nordic Retail Fund 'C'Class*	8,233	1.80
7,500,000 Pradera Central & Eastern Fund*	41,203	8.99
408,011 Saffron India Real Estate Fund*	28,868	6.30
Direct Property Investments Held Through Subsidiaries (36.24%)	167,779	36.63
16 Spring St, Sydney, Australia	12,167	2.66
55 St George's Terrace, Perth, Australia	39,338	8.59
82 Eagle Street, Brisbane, Australia	14,347	3.13
182 St George's Terrace, Perth, Australia	24,423	5.33
Myslowice T21, Poland	23,118	5.05
Robakowo, Poland	10,229	2.23
Strykow Park, Poland	44,157	9.64
Derivatives (2.57%)	7,518	1.65
Forward Currency Contracts		
Buy AUD 2,467,396 Sell GBP 1,645,236 03/06/2013	(4)	0.00
Buy AUD 97,860,706 Sell GBP 65,407,259 02/05/2013	(163)	(0.04)
Buy EUR 282,242 Sell GBP 237,762 03/06/2013	1	0.00

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

Holding	Bid-market value £'000	Percentage of total net assets
Derivatives (continued)		
Buy EUR 136,451 Sell GBP 116,554 02/05/2013	(1)	0.00
Buy EUR 70,660,058 Sell GBP 59,823,066 02/05/2013	15	0.00
Buy GBP 65,002,561 Sell AUD 97,860,706 01/08/2013	107	0.02
Buy GBP 3,311,938 Sell AUD 4,934,615 03/06/2013	27	0.01
Buy GBP 6,737,739 Sell AUD 9,967,986 03/06/2013	102	0.02
Buy GBP 31,675,683 Sell AUD 47,258,820 03/06/2013	213	0.04
Buy GBP 64,230,552 Sell AUD 97,860,706 02/05/2013	(1,062)	(0.23)
Buy GBP 59,890,617 Sell EUR 70,660,058 01/08/2013	(50)	(0.01)
Buy GBP 452,137 Sell EUR 529,263 10/06/2013	3	0.00
Buy GBP 38,163,803 Sell EUR 44,080,560 10/06/2013	794	0.17
Buy GBP 87,487,150 Sell EUR 99,933,692 03/06/2013	2,774	0.61
Buy GBP 98,706 Sell EUR 114,218 02/05/2013	2	0.00
Buy GBP 237,665 Sell EUR 282,242 02/05/2013	(1)	0.00
Buy GBP 242,560 Sell EUR 276,911 02/05/2013	8	0.00
Buy GBP 289,332 Sell EUR 334,931 02/05/2013	6	0.00
Buy GBP 60,179,584 Sell EUR 70,070,448 02/05/2013	807	0.18
Buy GBP 5,576,966 Sell HKD 66,743,406 01/08/2013	45	0.01
Buy GBP 739,378 Sell HKD 8,859,018 10/06/2013	5	0.00
Buy GBP 863,243 Sell HKD 10,132,734 10/06/2013	24	0.01
Buy GBP 7,052,959 Sell HKD 82,183,009 10/06/2013	245	0.05
Buy GBP 7,835,239 Sell HKD 91,911,477 03/06/2013	221	0.05
Buy GBP 1,393,187 Sell HKD 16,708,355 02/05/2013	10	0.00
Buy GBP 7,138,480 Sell HKD 87,423,691 02/05/2013	(101)	(0.02)
Buy GBP 2,925,776 Sell JPY 447,016,668 01/08/2013	(27)	(0.01)
Buy GBP 697,686 Sell JPY 104,578,540 12/06/2013	7	0.00
Buy GBP 418,743 Sell JPY 63,651,752 10/06/2013	(1)	0.00
Buy GBP 582,953 Sell JPY 88,187,208 10/06/2013	1	0.00
Buy GBP 613,374 Sell JPY 86,583,162 10/06/2013	42	0.01
Buy GBP 678,970 Sell JPY 96,679,389 10/06/2013	41	0.01
Buy GBP 694,150 Sell JPY 101,072,417 10/06/2013	27	0.01
Buy GBP 814,281 Sell JPY 118,307,980 10/06/2013	33	0.01
Buy GBP 2,871,742 Sell JPY 403,743,407 10/06/2013	207	0.04
Buy GBP 575,831 Sell JPY 80,331,873 03/06/2013	46	0.01
Buy GBP 1,068,220 Sell JPY 156,454,211 03/06/2013	36	0.01
Buy GBP 1,325,057 Sell JPY 188,037,294 03/06/2013	84	0.02
Buy GBP 1,406,835 Sell JPY 212,479,214 03/06/2013	4	0.00

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

Holding	Bid-market value £'000	Percentage of total net assets
Derivatives (continued)		
Buy GBP 529,114 Sell JPY 74,389,195 02/05/2013	38	0.01
Buy GBP 571,785 Sell JPY 81,656,376 02/05/2013	33	0.01
Buy GBP 575,161 Sell JPY 81,202,492 02/05/2013	39	0.01
Buy GBP 1,778,924 Sell JPY 270,447,181 02/05/2013	(5)	0.00
Buy GBP 5,027,714 Sell JPY 723,228,090 02/05/2013	256	0.06
Buy GBP 113,349 Sell SGD 216,739 10/06/2013	0	0.00
Buy GBP 234,295 Sell SGD 442,659 10/06/2013	3	0.00
Buy GBP 6,606,550 Sell SGD 12,382,267 10/06/2013	143	0.03
Buy GBP 1,487,879 Sell SGD 2,853,603 02/05/2013	(1)	0.00
Buy GBP 31,597,500 Sell USD 48,732,223 01/08/2013	265	0.06
Buy GBP 2,128,540 Sell USD 3,177,303 10/06/2013	86	0.02
Buy GBP 6,536,461 Sell USD 9,879,384 10/06/2013	186	0.04
Buy GBP 40,579,607 Sell USD 60,980,152 10/06/2013	1,383	0.30
Buy GBP 3,636,410 Sell USD 5,549,635 03/06/2013	70	0.01
Buy GBP 41,170,772 Sell USD 62,297,678 03/06/2013	1,130	0.25
Buy GBP 812,409 Sell USD 1,239,166 02/05/2013	16	0.00
Buy GBP 2,657,011 Sell USD 4,167,618 02/05/2013	(21)	(0.01)
Buy GBP 3,985,866 Sell USD 6,078,712 02/05/2013	80	0.02
Buy GBP 10,745,883 Sell USD 16,106,574 02/05/2013	396	0.09
Buy GBP 13,390,819 Sell USD 21,140,152 02/05/2013	(194)	(0.04)
Buy HKD 8,710,455 Sell GBP 752,363 10/06/2013	(31)	(0.01)
Buy HKD 11,250,603 Sell GBP 958,959 03/06/2013	(27)	(0.01)
Buy HKD 46,804,560 Sell GBP 3,883,002 03/06/2013	(7)	0.00
Buy HKD 8,419,285 Sell GBP 711,299 02/05/2013	(14)	0.00
Buy HKD 28,969,356 Sell GBP 2,460,385 02/05/2013	(62)	(0.01)
Buy HKD 66,743,406 Sell GBP 5,571,831 02/05/2013	(47)	(0.01)
Buy JPY 56,188,340 Sell GBP 391,378 12/06/2013	(21)	(0.01)
Buy JPY 52,686,678 Sell GBP 346,499 10/06/2013	1	0.00
Buy JPY 89,840,869 Sell GBP 590,231 10/06/2013	2	0.00
Buy JPY 111,366,409 Sell GBP 746,197 10/06/2013	(12)	0.00
Buy JPY 135,819,317 Sell GBP 960,134 10/06/2013	(64)	(0.01)
Buy JPY 270,447,181 Sell GBP 1,779,575 03/06/2013	4	0.00
Buy JPY 36,215,148 Sell GBP 253,311 02/05/2013	(14)	0.00
Buy JPY 447,016,668 Sell GBP 2,922,690 02/05/2013	25	0.01
Buy JPY 477,244,337 Sell GBP 3,181,111 02/05/2013	(34)	(0.01)
Buy SGD 374,012 Sell GBP 198,906 10/06/2013	(4)	0.00

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

Holding	Bid-market value £'000	Percentage of total net assets
Derivatives (continued)		
Buy SGD 655,024 Sell GBP 347,077 10/06/2013	(5)	0.00
Buy SGD 2,853,603 Sell GBP 1,488,203 03/06/2013	0	0.00
Buy SGD 4,664,954 Sell GBP 2,441,724 03/06/2013	(9)	0.00
Buy USD 672,876 Sell GBP 445,334 10/06/2013	(13)	0.00
Buy USD 889,765 Sell GBP 584,499 10/06/2013	(13)	0.00
Buy USD 1,010,617 Sell GBP 665,358 10/06/2013	(16)	0.00
Buy USD 1,772,254 Sell GBP 1,167,776 10/06/2013	(29)	(0.01)
Buy USD 1,932,111 Sell GBP 1,271,122 10/06/2013	(30)	(0.01)
Buy USD 4,174,132 Sell GBP 2,702,057 10/06/2013	(20)	(0.01)
Buy USD 4,268,368 Sell GBP 2,821,577 10/06/2013	(79)	(0.02)
Buy USD 5,440,265 Sell GBP 3,603,748 10/06/2013	(108)	(0.02)
Buy USD 1,665,539 Sell GBP 1,079,799 03/06/2013	(10)	0.00
Buy USD 48,732,223 Sell GBP 31,581,384 02/05/2013	(275)	(0.06)
Total investment assets and liabilities	445,189	97.19
Net other assets	12,880	2.81
Total Net Assets	458,069	100.00
Reconciliation of Group Portfolio of Investments to Trust		£'000
Consolidated portfolio of investments (see above)		445,189
Less: Investments held through subsidiaries		
Direct property		(167,779)
Add: Investment in Subsidiaries		
(a) Investments in subsidiaries (note 18)		2,136
(b) Loans to group companies (note 19)		169,908
Trust investment assets and liabilities		449,454
Net other assets		8,615
Fund Portfolio of Investments		458,069

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

All investments are listed on recognised stock exchanges and are approved securities, regulated collective investment schemes or approved derivatives within the meaning of the FCA rules unless otherwise stated.

In addition, joint venture investments included within 'Net other assets' in the consolidated potfolio statement above, are classified as unapproved securities.

The percentage figures in brackets show the comparative holding as at 30 April 2012.

* Unlisted securities

	Bid-market value £'000
Reconciliation of assets and liabilities to the balance sheet	
Investment assets	447,764
Investment liabilities	(2,575)
Net investment assets	445,189
Net other assets	12,880
Total Net Assets	458,069

This Trust holds "Over the Counter" (OTC) derivatives. This type of transaction gives rise to counterparty risk whereby the other party to the transaction may fail to fulfil their contractual obligations. Effective monitoring of counterparty credit risk is an important element of the management of the Fund, using the experience of the ACD's Credit Committee to carefully review counterparties transacted with.

Collateral requirements are actively managed, ensuring cash or securities are pledged against the performance of a contract where necessary. This mitigates any potential negative impact on the Trust in the unlikely event of a counterparty default. Whether or not each position is collateralised depends on whether a net liability is held with each counterparty, the specific agreements with individual counterparties and de minimis thresholds. As such there will be instances where the Trust is not required to hold collateral.

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Portfolio Statement

(Continued)

The underlying exposure for each counterparty as at 30 April 2013 is shown below:

	2013	2012
	£000	£000
Forward Currency Contracts		
Bank of America	0	1,123
Barclays	2,417	839
BNP Paribas	0	(52)
Citibank	(307)	3,523
Deutsche Bank	836	8
HSBC	2,843	1,625
Royal Bank of Canada	1,544	3,853
Royal Bank of Scotland	276	2,926
Société Générale	0	(111)
UBS	0	94
Bank of New York	(91)	0
Total Forward Currency Contracts	7,518	13,828

No collateral was required to be held by the Fund as at 30 April 2013.

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Notes to the financial statements

as at 30 April 2013

1 Accounting Policies

a) Basis of Preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP) for Authorised Funds issued by the Investment Management Association (IMA) in October 2010.

b) Valuation of Investments

1. The listed investments of the Trust have been valued at bid price at the close of business on the reporting date. Unquoted investments are valued based on the Manager's opinion of fair value, the intention of which is to estimate market value.
2. Any open positions in derivative contracts or forward foreign currency transactions at the year end are included in the balance sheet at their mark to market value.
3. In the Trust balance sheet, investments in subsidiaries are valued by the Manager on a market value basis, reflecting any uplift in the value of any land and properties indirectly held.
4. Direct properties were valued at 30 April 2013 on the basis of open market value, by independent qualified valuers. The valuations were performed in accordance with the requirements set out in the Prospectus.

c) Foreign Exchange

1. Assets and liabilities in foreign currencies are translated into Sterling at the exchange rates ruling on the reporting date.
2. Income in foreign currencies is translated into Sterling at the exchange rates ruling when the income is received.

d) Revenue

1. Dividend revenue is recognised when the securities are first quoted on an ex-dividend basis.
2. Interest from short-term deposits is recognised on a daily accruals basis.
3. Where stocks are received in lieu of cash dividends the value of that dividend is recognised in the gross revenue of the Trust. Where enhanced scrip dividends are received the value of the enhancement is not recognised as revenue within the Trust but is recognised in capital. Any ordinary element of scrip dividends received is treated as revenue and will form part of the distribution.

4. Special dividends are treated as either revenue or capital depending on the nature of each individual case.
5. Equalisation from collective investment scheme distributions is treated as a return of capital, within the Trust.
6. Rental revenue, service charge revenue, interest and expenses are accounted for on an accruals basis. Rent invoiced in the current period but relating to future periods is recognised as deferred income within creditors.
7. Benefits to lessees in the form of rent free periods are treated as a reduction in the overall return on the leases and, in accordance with Urgent Issues Task Force abstract 28 Operating Lease Incentives, are recognised on a straight line basis over the shorter of the lease term or the period up to the initial rent review date.
8. Interest on loans to subsidiaries and Joint Venture entities is recognised as revenue except where deemed irrecoverable.

e) Expenses

1. The Manager's periodic charge is taken from the capital account of the Trust. Handling charges are borne by the capital property of the Trust for distribution purposes.
2. All property expenses, other than those relating to the purchase and sale of property, are included in the expenses in the Consolidated Statement of Total Return.

f) Taxation

1. Tax is calculated using the marginal basis i.e. the tax effect of revenue and expenditure is allocated between capital and revenue on the same basis as the particular item to which it relates.
2. Withholding tax on accrued overseas dividends is netted off against accrued revenue in the debtors note. The tax charge relating to the movement in withholding tax on accrued overseas dividends is disclosed as current tax.
3. Deferred tax is provided for on all timing differences that have originated but not reversed by the balance sheet date. Deferred tax is not recognised on permanent differences. Deferred tax assets are only recognised where it is more likely than not that there will be suitable taxable profits against which the future reversal of underlying timing differences can be deducted.

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Notes to the financial statements

(Continued)

g) Derivatives

The Trust may enter into permitted transactions such as derivative contracts or forward foreign currency transactions. Where the transactions are used to protect or enhance revenue, the income and expenses are included within net revenue in the statement of total return. Where the transactions are undertaken to protect or enhance investments, the gains/losses are treated as capital and included within gains/losses on investments in the statement of total return.

h) Purchases and Sales

Property purchases and sales are accounted for on completion of all contracted conditions.

i) Depreciation

In accordance with the Statement of Standard Practice 19, Accounting for Investment Properties (SSAP 19), no provision for depreciation has been made in respect of the property investments. In accordance with Financial Reporting Standard 15, Tangible Fixed Assets (FRS15), no provision for depreciation has been made in respect of properties in the course of construction.

j) Basis of Consolidation

The Trust has prepared consolidated financial statements in accordance with FRS2 "Accounting for Subsidiary Undertakings" and has included the Trust's share of the results of joint ventures in accordance with FRS 9 "Associates and Joint Ventures". The consolidated statement of total return, consolidated statement of change in unitholders' net assets, consolidated balance sheet, consolidated portfolio statement and consolidated cash flow statement include the financial results of the Trust, its subsidiaries and the group's share of the results, net assets and liabilities of its joint venture undertakings. In the consolidated accounts, all joint venture entities are valued by the Manager on a market value basis reflecting any uplift in the value of land and properties directly held by the joint venture. On acquisition of a business, all the business's assets and liabilities that exist at the date of acquisition are recorded at their fair values. All changes to those assets and liabilities and resulting gains and losses that arise after the group has gained control of a subsidiary, are charged to the post acquisition consolidated statement of total return.

Intra-group transactions are eliminated fully on consolidation. The result of joint ventures are accounted for using the gross equity method of accounting in accordance with FRS9 Associates and Joint Ventures.

k) Foreign currency

Foreign currency transactions are translated using the exchange rates applying to the functional currency, which is Sterling, prevailing at the dates of the transaction, with related foreign currency exchange gains and losses reflected in the consolidated statement of total return. The income statements of foreign subsidiaries and joint ventures are translated into Sterling at average exchange rates for the period. Assets and liabilities of foreign subsidiaries and joint ventures are translated at the closing rate at the balance sheet date. On consolidation, exchange differences arising from the translation of the net investment in foreign subsidiaries and joint ventures are taken to the consolidated statement of total return.

l) Provisions

Provisions are recognised when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that the Trust will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation.

m) Loans and receivables

Loans and receivables are measured at amortised cost using the effective interest method, less any impairment. A provision for impairment of trade debtors is established when there is objective evidence that the Trust will not be able to collect all amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation and default or delinquency in payments (more than three days overdue) are considered indicators that the trade debtor is impaired. The carrying amount of the trade debtor is reduced via a provision account and the amount of the loss is recognised in the consolidated statement of total return.

n) Borrowings

All borrowings are initially recognised at the fair value of the consideration received, less issue costs where material and applicable. Issue costs together with finance costs are charged to the consolidated statement of total return over the term of the borrowings and represent a constant portion of the balance of the capital repayments outstanding.

Standard Life Investments Select Property Fund Annual Report & Financial Statements

Notes to the financial statements

(Continued)

o) Cash flow statement

In accordance with the requirements of FRS1 (revised) "Cash Flow Statements" and the IMA SORP, a cash flow statement has been provided on page 16 as property investments do not satisfy the exemption criteria in FRS1 (revised) of being "highly liquid".

2 Distribution Policies

a) Basis of distribution

1. All of the net revenue available for distribution at the end of the year will be distributed or reinvested in the Trust.
2. Where the Manager has discretion about the extent to which revenue and expenses are recognised within the distributable income property of the Trust, the approach adopted, at all times, will be governed by the aim of maximising the total return to unitholders through limiting avoidable taxation costs.

b) Equalisation

In order that each unitholder in the same unit class shall receive the same rate of distribution per unit the buying price of each unit contains an amount called equalisation. This is equivalent to the net of distributable income less expenses accrued in the Trust at the time of purchase. As part of the distribution payment the average amount of this equalisation is returned to Group 2 unitholders. The equalisation element of the distribution to Group 2 unitholders is treated as a repayment of capital and is therefore not liable to income tax. This amount should, however, be deducted from the cost of the units for capital gains tax purposes.

3 Risk Management Policies

In accordance with the investment objectives, the Trust may hold certain financial instruments. These comprise:

- ▶ securities held in accordance with the investment objective and policies;
- ▶ cash and short-term debtors and creditors arising directly from operations; and
- ▶ derivatives.

The main risks arising from the Trust's financial instruments are market price, direct property risk, foreign currency, interest rate, credit and liquidity risk.

The Investment Manager's policies for managing these risks are summarised below and have been applied consistently throughout the year, and prior year.

Market price risk

The Trust's investment portfolio is exposed to market price fluctuations which are monitored by the Investment Manager in pursuance of the investment objectives and policies. Adherence to investment guidelines and to investment and borrowing powers set out in the Trust Deed, the Prospectus and in the Collective Investment Schemes sourcebook, mitigates the risk of excessive exposure to any particular type of security or issuer.

Direct property risk

A proportion of the Trust's assets are invested in tangible properties. These are exposed to specific risks including reduced liquidity market price movements and sector exposure risk.

(a) Reduced liquidity

By their very nature direct properties are less liquid and the investments are not readily realisable. Sales may take a number of months. The Trust plans for business activity and operates a detailed budgeting and cash forecasting model that is regularly reviewed.

(b) Market price movements

Whilst the value of direct property is independently valued on a monthly basis, such valuations are a matter of the valuer's opinion and such values may or may not be achieved on a sale. Market price risk is managed through diversifying the portfolio in different property sectors including office, industrial and retail. The properties of the Trust are valued on a monthly basis by the Standing Independent Valuer.

(c) Sector exposure

The Trust's assets are invested mainly in direct properties and property securities. As such, the Trust is exposed to the sector specific risk as a result of its concentration to this market sector. The Trust is also exposed to specific risk through the tenants of the direct properties invested in. In addition the rental income is dependant on the creditworthiness of the tenants.

Foreign currency risk

A substantial proportion of the net assets of the Trust are denominated in currencies other than Sterling, therefore the balance sheet and total returns can be affected by currency movements. In certain circumstances, the Investment Manager may seek to manage exposure to currency movements by using forward currency contracts.

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(Continued)

The Trust does not hedge or otherwise seek to avoid currency movement risk on accrued revenue.

Income received in foreign currencies is converted into Sterling at the exchange rates ruling when the income is received.

Interest rate risk

Interest receivable on bank deposits or payable on bank overdrafts will be affected by fluctuations in interest rates. The Investment Manager continuously reviews interest rates and inflation expectations. The assessment of this may result in a change in investment strategy.

In addition, changes to prevailing rates or changes in expectations of future rates may result in an increase or decrease in the value of the securities held. In general, if interest rates rise, the income potential of the Trust also rises but the value of fixed rate securities will decline (along with certain expenses calculated by reference to the assets of the Trust). A decline in interest rates will, in general, have the opposite effect.

Credit risk

The Trust is exposed to credit risk on loans provided to third parties for the construction of development properties in which the Trust has an interest, on cash deposits and on investments in securities. Credit risk on loans to third parties is mitigated by the taking of financial or physical security, guarantees, set off or netting. All loans have been provided for the construction of development properties over which the Trust holds contracts to acquire on completion. All cash exposures are carefully managed to ensure that money is placed on deposit with counterparties that meet the minimum credit rating deemed appropriate for this Trust. In certain circumstances, the Investment Manager may deliberately invest in securities (e.g. corporate bonds) with a well defined and published credit rating. In this case the Trust would be deliberately taking credit risk in order to seek additional rewards. The management of credit risk is part of the service offered by the Manager and bought by the Trust.

Liquidity risk

The Trust's assets comprise mainly readily realisable securities. The main liabilities of the Trust are the redemption of any units that investors wish to sell and the settlement of stock purchases. The Investment Manager reviews the cash and liability position continuously, and should an increase in liquidity be required the Investment Manager will sell securities.

Numerical disclosures of the financial instruments are disclosed on page 36.

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4 Net Capital Gains/(Losses)

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
Non-derivative securities	17,222	50,373	(23,841)	(26,250)
Forward currency contracts	(15,329)	(15,329)	11,702	11,702
Non-derivative securities currency gains	1,379	66	560	936
Derivative contracts currency gains/(losses)	107	107	(6)	(6)
Gains/(losses) on property investments	27,092	0	(2,306)	0
Impairment	240	0	(1,153)	0
Transaction costs associated with sale of properties	(5,055)	(5,055)	0	0
Handling charges taken from the capital account	(21)	(21)	(25)	(25)
Net capital gains/(losses)	25,635	30,141	(15,069)	(13,643)

Share of net capital gains/losses from investments in Joint Ventures

Gains/(losses) on properties	4,626	0	(685)	0
Non-derivative securities currency gains	(69)	0	(3)	0
	4,557	0	(688)	0

5 Revenue

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
UK dividends	98	98	210	210
Overseas dividends	3,464	6,194	4,563	7,670
Property income distributions	105	105	372	372
Service charge income	5,951	0	5,654	0
Interest distributions from other collective investment schemes	224	224	1,964	1,964
Rental income	16,221	0	18,627	0
Bank interest	75	36	125	78
Interest on loan to Joint Ventures	1,033	0	2,841	0
Interest received on group undertakings	0	10,427	0	13,504
Management fee rebate from Saffron Real Estate India Fund	44	44	250	250
Other income	1,205	0	497	0
Total revenue	28,420	17,128	35,103	24,048

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Share of revenue from investments in Joint Ventures

	Group	Trust	Group	Trust
	2013	2013	2012	2012
	£'000	£'000	£'000	£'000
Rental income	1,923	0	4,636	0
Bank Interest	54	0	41	0
Interest on loan to Joint Ventures	10	0	0	0
Service charge income	804	0	2,013	0
Other income	37	0	23	0
Total revenue from investments in Joint Ventures	2,828	0	6,713	0

6 Expenses

	Group	Trust	Group	Trust
	2013	2013	2012	2012
	£'000	£'000	£'000	£'000
Payable to the Manager, associates of the Manager and agents of either of them:				
Manager's periodic charge taken from the capital account	4,508	4,508	5,588	5,588
Registration fees taken from the capital account	393	393	466	466
	4,901	4,901	6,054	6,054
Payable to the Trustee, associates of the Trustee and agents of either of them:				
Trustee's fees	41	41	44	44
Safe custody fees	15	15	17	17
	56	56	61	61
Other expenses:				
Accounting & Administration	243	0	409	0
Audit fee per group companies	8	0	(9)	0
Audit fee per Trust	110	110	96	96
Bad debts	3	0	73	0
Bank charges	30	0	19	0
Directors fees	27	0	21	0
Letting fee	650	0	801	0
Legal fees	47	0	60	0
Sundry expenses	40	0	(36)	0
Professional fees	994	688	934	735
Non recoverable property costs	608	0	597	0
Recoverable service charges	5,951	0	5,654	0
	8,711	798	8,619	831
Total expenses	13,668	5,755	14,734	6,946

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Share of expenses from investments in Joint Ventures

Accounting & Administration fees	25	0	30	0
Bad debts	2	0	0	0
Bank charges	41	0	42	0
Audit fees	5	0	25	0
Legal fees	5	0	1	0
Letting fees	141	0	398	0
Non recoverable property costs	65	0	384	0
Professional fees	9	0	8	0
Recoverable Service charges	804	0	2,013	0
Sundry expenses	25	0	27	0
Net expenses from investments in Joint Ventures	1,122	0	2,928	0

7 Taxation

	2013 £'000	2013 £'000	2012 £'000	2012 £'000
(a) Analysis of charge in the year				
UK corporation tax	2,527	2,527	3,095	3,095
Double tax relief	(397)	(397)	(283)	(283)
Adjustments in respect of prior periods	(29)	(29)	(1,476)	(1,476)
Overseas withholding tax	434	434	477	477
Foreign corporation tax from group companies	599	0	942	0
Share of foreign corporation tax in Joint Ventures	968	0	97	0
US REIT provisions	(70)	(70)	(105)	(105)
Total current tax (Note 7(b))	4,032	2,465	2,747	1,708
Origination and reversal of timing differences	394	(15)	(225)	(14)
Total deferred tax (Note 7(c))	394	(15)	(225)	(14)
Total taxation	4,426	2,450	2,522	1,694

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(b) Factors affecting current tax charge for year

The tax assessed for the year is different from the standard rate of corporation tax in the UK for authorised Unit Trusts (20%). The differences are explained below:

Net revenue before taxation	13,274	11,349	19,975	17,033
Corporation tax at 20% (2012: 20%)	2,655	2,270	3,995	3,407
Effects of:				
UK dividends	(20)	(20)	(42)	(42)
Non taxable overseas dividends	(130)	(676)	(260)	(882)
Impairment (gains)/losses	450	450	214	214
Non-taxable distribution from Cornerstone Nordic Retail Fund	0	0	(393)	(393)
Cornerstone Nordic Retail Fund income entitlement	441	441	819	819
Overseas withholding tax	(33)	(33)	89	89
Income taxable in group companies	2,085	0	2,701	0
Foreign corporation tax from group companies	599	0	942	0
Share of foreign corporation tax in Joint Ventures	968	0	97	0
Taxable income from loans to subsidiaries	(2,470)	0	(3,290)	0
Non-taxable distributions from group companies	(546)	0	(621)	0
Revenue taxable in different periods	62	62	(28)	(28)
Adjustments in respect of prior years	(29)	(29)	(1,476)	(1,476)
Current tax charge (Note 7(a))	4,032	2,465	2,747	1,708

(c) Provision for deferred taxation

Provision at start of the year	253	20	478	34
Deferred tax charge in Statement of Total Return for the year (Note 7(a))	394	(15)	(225)	(14)
Provision at end of the year	647	5	253	20
Tax on future revenue receipts	647	5	302	69
Double tax relief	0	0	(49)	(49)
Provision at end of the year	647	5	253	20

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Notes to the financial statements

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8 Finance Costs

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
Distributions and interest				
(a) The distributions take account of income received on the issue of units and income deducted on the cancellation of units and comprise:				
First interim distribution	2,364	2,364	4,589	4,589
Second interim distribution	3,056	3,056	3,203	3,203
Third interim distribution	3,230	3,230	3,773	3,773
Final distribution	3,546	3,546	8,334	8,334
	12,196	12,196	19,899	19,899
Add: Income deducted on cancellation of units	722	722	310	310
Deduct: Income received on issue of units	(98)	(98)	(27)	(27)
Net distribution for the year	12,820	12,820	20,182	20,182
Interest	24	24	60	69
Share of finance costs: interest from investments in Joint Ventures	3,160	0	4,119	0
Total finance costs	16,004	12,844	24,361	20,251

Details of the distribution per unit are set out in the distribution tables on page xx.

(b) Difference between net revenue and distribution

Net revenue after taxation for the year	8,848	8,899	17,453	15,339
Add: Manager's periodic charge taken from the capital account	4,508	4,508	5,588	5,588
Add: Registration fees taken from the capital account	393	393	466	466
Add: Undistributed revenue brought forward	1	1	1	1
Add: Interest on loans to subsidiaries	10,427	0	13,504	0
Deduct: Net income from group undertakings	(10,376)	0	(15,618)	0
Add: Taxation on offshore income gains taken from the capital account	0	0	0	0
Deduct: Marginal tax benefit	(980)	(980)	(1,211)	(1,211)
Deduct: Undistributed revenue carried forward	(1)	(1)	(1)	(1)
Net distribution for the year	12,820	12,820	20,182	20,182

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9 Debtors

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
Amounts receivable from the Manager for the issue of units	666	666	43	43
Sales awaiting settlement	9,031	9,031	0	0
Accrued revenue	265	266	478	2,490
Withholding tax recoverable	15	15	12	12
Accrued interest from Group undertakings	0	8,505	0	14,481
Loans to Joint Ventures (Note 20)	14,710	0	37,316	0
Interest on loans to Joint Ventures	0	0	4,469	0
Other non-current receivables	424	0	0	0
Other group debtors	1,969	0	3,242	0
Rent receivable	872	0	1,039	0
Operating lease incentives	3,630	0	2,413	0
Other tax recoverable	1	0	67	0
Total debtors	31,583	18,483	49,079	17,026

10 Creditors

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
Amounts payable to the Manager for the cancellation of units	909	909	1,552	1,552
Purchases awaiting settlement	6,093	6,093	828	828
Accrued expenses payable to the Manager	377	377	447	447
Accrued expenses payable to the Trustee	11	11	10	10
Other accrued expenses	109	109	107	107
Collateral cash	0	0	8,477	8,477
Loans from Joint Ventures	4,475	0	0	0
Guaranteed deposits	523	0	240	0
Deferred taxation	473	4	319	20
VAT payable	554	0	307	0
Sundry property	1,651	0	1,401	0
Deferred income	703	0	589	0
Corporation tax payable	332	173	326	195
Total creditors	16,210	7,676	14,603	11,636

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Notes to the financial statements

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11 Purchases, Sales and Transaction Costs

	Group 2013 £'000	Group 2012 £'000
Purchases in year before transaction costs	115,340	557,670
Commissions	194	412
Taxes	119	290
Total purchase transaction costs	313	702
Purchases including transaction costs	115,653	558,372
Gross sales before transaction costs	215,399	652,923
Commissions	(263)	(569)
Taxes	(23)	(50)
Total sale transaction costs	(286)	(619)
Total sales net of transaction costs	215,113	652,304

12 Related Parties Transactions

Standard Life Investments (Mutual Funds) Limited, as Manager, is a related party and acts as principal in respect of all transactions of units in the Trust.

The aggregate monies received through issue and paid on cancellation of units are disclosed in the statement of change in net assets attributable to unitholders.

Any amounts due from or due to SLI(MF) Limited at the end of the accounting period are disclosed in notes 9 and 10.

Amounts payable to SLI(MF) Limited, in respect of periodic charge and registration services, are disclosed in note 6 and any amounts due at the period end in note 10.

Citibank International plc, as Trustee, is a related party. Any monies paid to the Trustee are shown in note 6. Any balance due from or due to the Trustee and their associates are disclosed in notes 9 and 10.

The Trust holds shares in Standard Life Investments (EUR & GBP VNAV Liquidity Funds) as detailed in the portfolio statement.

	2013 £'000	2012 £'000
Transactions during the year with Standard Life group companies are as follows:		
Sale of units by Trust	4,057	95,836
Purchase of units by Trust	36,757	15,406
The percentage value of the Trust held by Standard Life group companies is:	67.2%	69.8%

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Notes to the financial statements

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13 Post Balance Sheets Events

On 18 June 2013, Standard Life Investments Select Property Fund subsidiary Telles Holding SARL acquired 30% of Como Development 7 Sp z.o.o. to take it to 100% ownership for EUR 1. Simultaneously Standard Life Investments Select Property Fund subsidiary Bardol Inversiones S.L. refinanced Como Development 7 S.p. z.o.o. for EUR 9.4m to remove 3rd party borrowings.

On 21 June 2013, Standard Life Investments Select Property Fund acquired a portfolio of 3 properties from Pradera Central & Eastern Fund for EUR 61.05m

1. Retail Park Futurum, Ostrava, Czech Republic acquired for EUR 11.9m. 10,375 Sq m lettable area with 13 units and EUR 987,000 passing rent.
2. Retail Park Hana, Olomouc, Czech Republic acquired for EUR 18.75m. 19,183 Sq m lettable area with 16 units and EUR 1.7m passing rent.
3. Galeria Gneizno Shopping Centra, Poland acquired for EUR 30.4m. 18,500 Sq m lettable area with 49 retail and restaurant units and is anchored by a Carrefour supermarket. EUR 2.5m passing rent.

On 24 June 2013, Standard Life Investments Select Property Fund undertook the sale of units in Pradera Central & Eastern Fund. The Fund sold 3,836,826 units with proceeds of EUR 24,629,000 bringing the holding to 3,663,174 units at the date of signing.

In August 2013, Standard Life Investments Select Property Fund sold units in Cornerstone Nordic Retail Fund 'A' Class to Standard Life Investments Ltd. 13,350 units were sold on the 2 August 2013 with proceeds of EUR 5,673,000, bringing the holding to 61,430 units at the date of signing. Standard Life Investments Ltd is a group company of Standard Life and as such a related party of Standard Life Investments Select Property Fund. For each of the transactions noted above, the units were sold at the carrying value recorded in the financial statements as at 30 April 2013.

14 Financial Instruments

Risks

The risks associated with this Trust are market price, foreign currency, interest rate, liquidity and credit risk. Narrative disclosures are included in the risk management policies on pages 27 and 28.

Short-term debtors and creditors

Short-term debtors and creditors have been excluded from all disclosures of financial instruments other than those relating to foreign currency disclosure, which are detailed below.

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Currency exposure

The net foreign currency monetary exposure comprises:

	Net foreign currency monetary assets/(liabilities)	Net foreign currency monetary assets/(liabilities)
	2013	2012
	£'000	£'000
Australian Dollar	1,081	6,194
Brazilian Real	0	51,534
Canadian Dollar	2	1
Euro	(9,284)	(8,515)
Hong Kong Dollar	(89)	(35)
Japanese Yen	11	80
Norwegian Krone	13	6
Singapore Dollar	13	87
Swedish Krona	0	38
US Dollar	6,744	2,011

Interest rate risk profile of financial assets and liabilities

The interest rate risk profile of the Trust's financial assets and liabilities is:

	Floating rate financial assets/(liabilities)	Financial assets/ (liabilities) not carrying interest	Total
	£'000	£'000	£'000
2013			
Currency			
Sterling	(3,293)	455,569	452,276
Australian Dollar	534	548	1,082
Canadian Dollar	2	0	2
Euro	848	(10,373)	(9,525)
Hong Kong Dollar	7	(154)	(147)
Japanese Yen	0	(1,799)	(1,799)
Singapore Dollar	17	(1,505)	(1,488)
US Dollar	20	7,164	7,184

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2012

Currency

Sterling	7,473	488,893	496,366
Australian Dollar	738	244	982
Brazilian Real	0	49,521	49,521
Canadian Dollar	1	0	1
Euro	5,152	(19,949)	(14,797)
Hong Kong Dollar	0	(35)	(35)
Japanese Yen	0	43	43
Norwegian Krone	0	(6)	(6)
Singapore Dollar	0	21	21
Swedish Krona	0	38	38
US Dollar	290	2,396	2,686

Derivatives

Forwards currency contracts are used to hedge the exchange rate risk associated with holding investments denominated in foreign currencies and to hedge the exchange rate risk associated with outstanding purchases and sales of investments.

15 Net Cash Inflow/(Outflow) From Operating Activities

	Group 2013 £'000	Trust 2013 £'000	Group 2012 £'000	Trust 2012 £'000
Net income before interest and taxation	16,458	11,373	24,156	17,101
Decrease/(increase) in debtors (excluding loans)	(5,112)	(1,457)	21,869	22,362
Increase in creditors	1,446	(3,923)	4,649	5,351
Decrease in loans to third parties	0	0	0	0
Decrease in loans to Joint Ventures	22,607	0	8,669	0
Net realised losses on forward currency contracts	(9,017)	(9,019)	(12,369)	(12,369)
Net losses on swaps	0	0	0	0
Net gains on property	0	0	(4,144)	0
Net realised currency gains/(losses)	1,417	173	550	930
Net cash inflow from operating activities	27,799	(2,853)	43,380	33,375

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16 Trust Structure

The Trust invests in property using a corporate structure which includes the following direct subsidiaries and Joint Ventures:

	Principle activities	Group % holding	No. of shares	Currency	Nominal value
Direct Subsidiaries					
Panker Invest SARL - Luxembourg	Holding/Finance	100%	100	EUR	12,500
Andaes SARL - Luxembourg	Property Investment (Property sold)	100%	100	EUR	12,500
Bardol Inversiones S.L. - Spain	Finance	100%	30,000	EUR	30,000
Select Malta Holdings Limited - Malta	Holding/Finance	99.99%	29,999	EUR	29,999
Select Property Holdings (Mauritius) Limited - Mauritius	Holding/Finance / Property Investment	100%	46,174,788	AUD	46,174,788
Select Brazil Nominee Limited - UK	Holding	100%	1	GBP	1
Indirect Subsidiaries					
Telles Holding SARL - Luxembourg	Holding/Finance	100%	100	EUR	12,500
Ezraya Investments Sp. z o.o. * - Poland	Property Investment (Property sold)	100%	100	PLN	50,000
Pendiente Investments Sp. z o.o. * - Poland	Property Investment	100%	100	PLN	50,000
PLC Poland 20 Sp. z o.o. - Poland *	Property Investment	100%	700	PLN	35,000
PLC Poland 34 Sp. z o.o. - Poland *	Property Investment (Property sold)	100%	500	PLN	25,000
PLC Poland 25 Sp. z o.o. - Poland *	Property Investment	100%	500	PLN	25,000

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Joint Ventures

PG PL 2 Sp. z o.o. - Poland	Property Investment (Property sold)	25%	250	PLN	12,500
PG PL 4 Sp. z o.o. - Poland	Property Investment (Property sold)	50%	500	PLN	25,000
PG PL 7 Sp. z o.o. - Poland	Property Investment (Property sold)	50%	500	PLN	25,000
PLC Poland 1 Sp. z o.o. - Poland	Property Investment (Property sold)	50%	500	PLN	25,000
PLC Poland 10 Sp. z o.o. - Poland	Property Investment (Property sold)	50%	500	PLN	25,000
PLC Poland 30 Sp. z o.o. - Poland	Property Investment (Property sold)	50%	500	PLN	25,000
Invest Park 3 Sp. z o.o. - Poland	Property Development	70%	700	PLN	35,000
Como Developments 7 Sp. Z.o.o. - Poland **	Property Investment	70%	700	PLN	35,000

*100% subsidiaries of Telles Holding SARL.

** As at 30 April 2013 shares held by Telles Holding SARL in these entities had been pledge to Polish banks under facility agreement to secure bank finance.

17 Investment in Joint Ventures

	PG PL 2 Sp. z o.o. £'000	PG PL 4 Sp. z o.o. £'000	PG PL 7 Sp. z o.o. £'000	PLC Poland 1 Sp. z o.o. £'000	PLC Poland 10 Sp. z o.o. £'000
Interest in Joint Ventures					
Share of fixed assets	0	0	0	0	0
Share of current assets	1	2,392	2	6	2,176
Gross assets	1	2,392	2	6	2,176
Share of liabilities < 1 year:	(86)	(1)	(11)	(10)	0
Share of liabilities > 2 years < 5 years:	(394)	0	(130)	0	0
Share of liabilities > 5 years:	0	0	0	(78)	0
Gross liabilities	(480)	(1)	(141)	(88)	0
	(479)	2,391	(139)	(82)	2,176
Shares in Joint Ventures	3	6	6	6	6
Other reserves	80	4	141	29	11
Share of retained gains/(losses)	(562)	2,381	(286)	(117)	2,159
	(479)	2,391	(139)	(82)	2,176

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	Invest Park 3	Como Developments 7	PLC Poland 25	PLC Poland 30	Total
	Sp. z o.o.	Sp. z o.o.	Sp. z o.o.	Sp. z o.o.	
	£'000	£'000	£'000	£'000	£'000
Share of income of Joint Ventures	0	368	1	528	4,532
Share of net gains/ (losses) on investments of Joint Ventures	(109)	3,444	0	974	2,954
Share of expenses of Joint Ventures	(110)	(1,185)	(1)	(545)	(4,780)
	(219)	2,627	0	957	2,706

18 Investments in subsidiaries

	Opening balance (NAV)	Additions	Disposals	Change in NAV	Closing Balance (NAV)
	£'000	£'000	£'000	£'000	£'000
Select Property Holdings (Mauritius) Limited	14,881	0	0	3,224	18,105
Select Brazil Investimentos Ltda *	49,521	0	(44,317)	(5,204)	0
Andaes SARL	27	0	0	(21)	6
Panker Invest SARL	563	0	0	189	752
Bardol Inversiones S.L.	375	0	0	147	522
Select Malta Holdings Limited	(24,004)	0	0	6,755	(17,249)
	41,363	0	(44,317)	5,090	2,136

	Loans (note 19)	Interest (note 9)	NAV of SPV	Total NAV
	£'000	£'000	£'000	£'000
Select Property Holdings (Mauritius) Limited	69,002	5,150	18,105	92,257
Andaes SARL	0	0	6	6
Panker Invest SARL	0	0	752	752
Bardol Inversiones S.L.	0	0	522	522
Select Malta Holdings Limited	100,906	3,355	(17,249)	87,012
	169,908	8,505	2,136	180,549

* This is a grouping of the companies in Brazil. See note 16.

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Notes to the financial statements

(Continued)

19 Loan Notes

Loans notes from Panker Invest SARL (Euro denominated)

Loan reference

	Interest Rate	Maturity Date	Closing Balance 2013
	%		£'000
3S07	7.725	02/04/17	393
5S07	7.725	03/05/17	1,450
11S07	7.725	08/08/17	4,301
13S07	7.725	10/09/17	3,741
15S07	7.725	25/09/17	142
22S07	7.725	23/11/17	2,242
25S07	7.725	11/12/17	1,255
2S08	6.975	30/06/15	2,185
3S08	6.975	30/06/15	3,262
13S08	7.725	23/11/17	3,659
17S08	7.725	10/09/17	1,416
19S08	7.725	01/08/17	5,592
22S08	7.725	10/09/17	790
24S08	7.725	01/08/17	3,302
25S08	7.725	01/08/17	9,483
4S09	7.725	10/09/17	285
5S09	6.725	17/12/14	6,140
3S10	6.725	05/07/15	17,781
10S10	6.725	30/06/15	8,962
11S10	7.725	01/08/17	48
4S11	7.725	01/08/17	47
3S12	5.725	10/09/17	23,634
			<u>100,110</u>

Loans notes from Select Malta Holdings Ltd (Euro denominated)

Loan reference

1M08	6.000	02/08/13	9,713
1M12	6.000	02/08/13	1,731
1M13	6.000	02/08/13	85
			<u>11,529</u>
Cumulative impairment of loans			<u>(10,733)</u>
Total			<u>100,906</u>

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Notes to the financial statements

(Continued)

Loans notes from Panker Invest SARL (AUD denominated)

Loan reference

6S07	7.125	24/05/17	16,006
26S07	7.125	17/12/17	18,578
6S08	7.125	15/04/18	18,074
1S11	7.125	23/02/16	1,116
2S11	7.125	23/02/16	15,228
			69,002
Total			169,908

20 Loans from subsidiaries to Joint Ventures

	Interest Rate	Maturity Date	Closing Balance 2013
Joint venture	%		£'000
PG PL 7 Sp. Z.o.o.	8.000	04/04/2017	133
PG PL 2 Sp. Z.o.o.	8.000	04/05/2017	1,412
Invest Park 3 Sp. Z.o.o.	8.000	29/04/2019	1,894
Como Developments 7 Sp. Z.o.o.	8.000	01/08/2017	12,103
PLC Poland 1 Sp. Z.o.o.	8.000	28/09/2017	142
			15,684
Cumulative impairment of loans			(974)
			14,710

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Distribution Tables

for the three months ended 31 July 2012

Dividend distribution

Group 1 - shares purchased prior to 1 May 2012

Group 2 - shares purchased between 1 May 2012 and 31 July 2012

	Net income 2012 pence per unit	Equalisation 2012 pence per unit	Distribution paid 2012 pence per unit	Distribution paid 2011 pence per unit
Retail accumulation				
Group 1	0.1877	-	0.1877*	0.3006
Group 2	-	0.1877	0.1877*	0.3006
Institutional accumulation				
Group 1	0.1966	-	0.1966*	0.3189
Group 2	-	0.1966	0.1966*	0.3189
Retail income				
Group 1	0.1571	-	0.1571**	0.2577
Group 2	-	0.1571	0.1571**	0.2577
Institutional income				
Group 1	0.1642	-	0.1642**	0.2676
Group 2	-	0.1642	0.1642**	0.2676
Institutional regulated income				
Group 1	0.1719	-	0.1719**	0.2758
Group 2	-	-	-	-
Standard Life accumulation				
Group 1	0.2043	-	0.2043*	0.3273
Group 2	-	0.2043	0.2043*	0.3273
Institutional regulated accumulation				
Group 1	0.2006	-	0.2006*	0.3203
Group 2	-	0.2006	0.2006*	0.3203

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Distribution Tables

(Continued)

	Net income 2012 pence per unit	Equalisation 2012 pence per unit	Distribution paid 2012 pence per unit	Distribution paid 2011 pence per unit
Platform 1 accumulation				
Group 1	0.2641	-	0.2641*	-
Group 2	-	-	-	-
Platform 1 income				
Group 1	0.2655	-	0.2655**	-
Group 2	-	-	-	-
* Distribution accumulated on 31 July 2012				
** Distribution paid on 30 September 2012				
for the three months ended 31 October 2012				
Dividend distribution				
Group 1 - shares purchased prior to 1 August 2012				
Group 2 - shares purchased between 1 August 2012 and 31 October 2012				
	Net income 2012 pence per unit	Equalisation 2012 pence per unit	Distribution paid 2012 pence per unit	Distribution paid 2011 pence per unit
Retail accumulation				
Group 1	0.2737	-	0.2737*	0.2200
Group 2	0.1256	0.1481	0.2737*	0.2200
Institutional accumulation				
Group 1	0.2867	-	0.2867*	0.2321
Group 2	0.1311	0.1556	0.2867*	0.2321
Retail income				
Group 1	0.2194	-	0.2194**	0.1903
Group 2	0.1055	0.1139	0.2194**	0.1903
Institutional income				
Group 1	0.2447	-	0.2447**	0.1988
Group 2	0.1339	0.1108	0.2447**	0.1988

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Distribution Tables

(Continued)

	Net income 2012 pence per unit	Equalisation 2012 pence per unit	Distribution paid 2012 pence per unit	Distribution paid 2011 pence per unit
Institutional regulated income				
Group 1	0.2508	-	0.2508**	0.2086
Group 2	-	-	-	0.2086
Standard Life accumulation				
Group 1	0.3096	-	0.3096*	0.2501
Group 2	0.3027	0.0069	0.3096*	0.2501
Institutional regulated accumulation				
Group 1	0.2882	-	0.2882*	0.2348
Group 2	0.1397	0.1485	0.2882*	0.2348
Platform 1 accumulation				
Group 1	0.2752	-	0.2752*	-
Group 2	-	-	-	-
Platform 1 income				
Group 1	0.2292	-	0.2292**	-
Group 2	-	-	-	-
* Distribution accumulated on 31 October 2012				
** Distribution paid on 31 December 2012				

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Distribution Tables

(Continued)

for the three months ended 31 January 2013

Dividend distribution

Group 1 - shares purchased prior to 1 November 2012

Group 2 - shares purchased between 1 November 2012 and 31 January 2013

	Net income 2013 pence per unit	Equalisation 2013 pence per unit	Distribution paid 2013 pence per unit	Distribution paid 2012 pence per unit
Retail accumulation				
Group 1	0.3047	-	0.3047*	0.2725
Group 2	0.0185	0.2862	0.3047*	0.2725
Institutional accumulation				
Group 1	0.3305	-	0.3305*	0.2860
Group 2	0.0000	0.3305	0.3305*	0.2860
Retail income				
Group 1	0.2577	-	0.2577**	0.2310
Group 2	0.0409	0.2168	0.2577**	0.2310
Institutional income				
Group 1	0.2763	-	0.2763**	0.2416
Group 2	0.0347	0.2416	0.2763**	0.2416
Institutional regulated income				
Group 1	0.3074	-	0.3074**	0.2496
Group 2	0.1988	0.1086	0.3074**	0.2496
Standard Life accumulation				
Group 1	0.3565	-	0.3565*	0.2992
Group 2	0.2982	0.0583	0.3565*	0.2992

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Distribution Tables

(Continued)

	Net income 2013 pence per unit	Equalisation 2013 pence per unit	Distribution paid 2013 pence per unit	Distribution paid 2012 pence per unit
Institutional regulated accumulation				
Group 1	0.3083	-	0.3083*	0.2917
Group 2	0.0230	0.2853	0.3083*	0.2917
Platform 1 accumulation				
Group 1	0.5532	-	0.5532*	-
Group 2	0.0044	0.5488	0.5532*	-
Platform 1 income				
Group 1	0.5554	-	0.5554**	-
Group 2	0.0291	0.5263	0.5554**	-
* Distribution accumulated on 31 January 2013				
** Distribution paid on 31 March 2013				
for the three months ended 30 April 2013				
Dividend distribution				
Group 1 - units purchased prior to 1 February 2013				
Group 2 - units purchased between 1 February 2013 and 30 April 2013				
	Net income 2013 pence per unit	Equalisation 2013 pence per unit	Distribution payable 2013 pence per unit	Distribution paid 2012 pence per unit
Retail accumulation				
Group 1	0.3330	-	0.3330*	0.6253
Group 2	0.1467	0.1863	0.3330*	0.6253
Institutional accumulation				
Group 1	0.3443	-	0.3443*	0.6616
Group 2	0.1252	0.2191	0.3443*	0.6616
Retail income				
Group 1	0.2650	-	0.2650**	0.5233
Group 2	0.1311	0.1339	0.2650**	0.5233

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Distribution Tables

(Continued)

	Net income 2013 pence per unit	Equalisation 2013 pence per unit	Distribution payable 2013 pence per unit	Distribution paid 2012 pence per unit
Institutional income				
Group 1	0.2769	-	0.2769**	0.5564
Group 2	0.1620	0.1149	0.2769**	0.5564
Institutional regulated income				
Group 1	0.2819	-	0.2819**	0.5809
Group 2	-	-	-	-
Standard Life accumulation				
Group 1	0.3607	-	0.3607*	0.7149
Group 2	0.2749	0.0858	0.3607*	0.7149
Institutional regulated accumulation				
Group 1	0.3809	-	0.3809*	0.6802
Group 2	0.1654	0.2155	0.3809*	0.6802
Platform 1 accumulation				
Group 1	0.4332	-	0.4332*	0.4796
Group 2	0.1416	0.2916	0.4332*	0.4796
Platform 1 income				
Group 1	0.3961	-	0.3961**	0.4787
Group 2	0.1473	0.2488	0.3961**	0.4787

* Distribution accumulated on 30 April 2013

** Distribution payable on 30 June 2013

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Treatment by Corporate Unitholders

Corporate unitholders should account for the current year's dividends shown in the distribution tables as follows:

	1st Interim Dividend Distribution	2nd Interim Dividend Distribution	3rd Interim Dividend Distribution	Final Dividend Distribution
Treat as a UK corporate dividend	12.69%	9.01%	87.87%	29.80%
Treat as unfranked investment income*				
Foreign element	42.10%	74.35%	10.12%	51.44%
Non-foreign element	45.21%	16.64%	2.01%	18.76%

*After deduction of income tax at the lower rate. This amount is liable to corporation tax.

Contact us

For further information on the Standard Life Investments Select Property Fund, contact your Standard Life Consultant or visit our website at:

www.selectpropertyfund.co.uk

You can also call our Customer Information Team on:

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