

# BMO Real Estate Investments Limited

**Interim Report for the six months  
ended 31 December 2021**



Part of



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**Forward-looking statements**

This interim report may contain forward-looking statements with respect to the financial condition, results of operations and business of the Group. Such statements involve risk and uncertainty because they relate to future events and circumstances that could cause actual results to differ materially from those expressed or implied by forward-looking statements. The forward-looking statements are based on the Directors’ current view and on information known to them at the date of this document. Nothing should be construed as a profit forecast.

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# Company Summary

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## The Company

BMO Real Estate Investments Limited ('the Company') is an authorised closed-ended Guernsey-registered investment company. Its shares have a premium listing on the Official List of the Financial Conduct Authority and are traded on the Main Market of the London Stock Exchange. Stock code: BREI.

The Interim Report of the Company consolidates the results of its subsidiary undertakings, which collectively are referred to throughout this document as 'the Group', details of which are contained in note 14 to the Consolidated Financial Statements.

The Group elected into the UK REIT regime from 1 January 2015.

## Objective

To provide ordinary shareholders with an attractive level of income together with the potential for capital and income growth from investing in a diversified UK commercial property portfolio.

## Management

The Board has appointed BMO Investment Business Limited as the Company's investment manager and BMO REP Property Management Limited as the Company's property manager. Both of these companies are part of the BMO Asset Management (Holdings) plc ('BMO') group and, collectively, are referred to in this document as 'the Manager'.

With effect from 8 November 2021, the business of BMO GAM in Europe, the Middle East and Africa was acquired by Ameriprise Inc. and is to be merged with that of Colombia Threadneedle Investments. There has been no change to the terms of the Company's investment management agreement or to the corporate entity that acts as the Company's Investment Manager and Property Manager. In due course, that entity will be required to remove the BMO prefix and will therefore change its name.

## Capital Structure

The Company's equity capital structure consists of Ordinary Shares.

Ordinary shareholders are entitled to all dividends declared by the Company and to all of the Company's assets greater than the value of the liabilities.

## How to Invest

The Investment Manager operates a number of investment plans which facilitate investment in the shares of the Company. Details are contained on page 26.

## Alternative Performance Measures ('APM')

The Company uses a number of alternative performance measures in the discussion of its business performance and financial position. Further information is provided on pages 27 and 28.

Visit our website at [www.bmorealestateinvestments.com](http://www.bmorealestateinvestments.com)

Registered in Guernsey with company registration number: 41870

Legal Entity Identifier: 231801XRCB89W6XTR23

## Financial Headlines

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20.6%

### **Net asset value total return\***

Net asset value total return of 20.6 per cent for the 6 months ended 31 December 2021

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23.3%

### **Share price total return\***

Share price total return of 23.3 per cent for the 6 months ended 31 December 2021

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16.3%

### **Portfolio total return\***

Portfolio ungeared total return of 16.3 per cent for the 6 months ended 31 December 2021

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4.7%

### **Annualised dividend yield\***

Dividends for the period of 2.0 pence per share, giving an annualised dividend yield of 4.7 per cent, based on the period end share price

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100.5%

### **Dividend cover\***

Dividend cover of 100.5 per cent for the 6 months ended 31 December 2021

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Potential investors are reminded that the value of investments and the income from them may go down as well as up and investors may not receive back the full amount invested. Tax benefits may vary as a result of statutory changes and their value will depend on individual circumstances.

\* See Alternative Performance Measures on pages 27 and 28.

# Performance Summary

Six months to  
31 December  
2021

Total Returns for the period*	
Net asset value per share	20.6%
Ordinary share price	23.3%
Portfolio ungeared return	16.3%
MSCI UK Quarterly Property Index	10.5%
FTSE All-Share Index	6.5%

Six months to  
31 December  
2021

Year ended  
30 June  
2021

% Change

Capital Values			
Total assets less current liabilities (£000's)	391,889	336,422	+16.5%
Net asset value per share	121.0p	102.1p	+18.5%
EPRA net tangible assets per share**	121.0p	102.1p	+18.5%
Ordinary share price	85.4p	71.0p	+20.3%
MSCI UK Quarterly Property Universe	127.7	118.0	+8.2%
FTSE All-Share Index	4,208.0	4,014.7	+4.8%
Ordinary share price discount to net asset value per share*	-29.4%	-30.5%	
Net gearing*	24.5%	24.4%	

Six months to  
31 December  
2021

Six months to  
31 December  
2020

Earnings and Dividends		
Earnings per ordinary share	20.9p	2.9p
EPRA Earnings per ordinary share**	2.0p	1.8p
Dividends paid per ordinary share	2.0p	1.475p
Annualised dividend yield*	4.7%	4.8%

## Notes

\* See Alternative Performance Measures on pages 27 and 28.

\*\* See EPRA Performance Measures on page 29.

Sources: BMO Investment Business, MSCI Inc, and Refinitiv Eikon.

# Chairman's Statement



**Vikram Lall**

The UK real estate market enjoyed its highest total returns for seven years in 2021. Against this background, the Group has generated a very positive outcome over the last 6 months. The net asset value ('NAV') total return per share for the period was 20.6 per cent and the NAV per share at the period end was 121.0 pence.

Our share price increased by 20.3 per cent over the six months to 85.4 pence per share, giving a share price total return of 23.3 per cent. The discount to NAV was 29.4 per cent at the period end, compared to a discount of 30.5 per cent as at 30 June 2021. The share price subsequently increased, following the announcement of the December 2021 NAV, however, events in Ukraine have destabilised markets which are volatile. The closing share price on the day before approval of this report was 93.8 pence per share. A narrowing of the discount remains a key focus for the Board and Management, as we do not believe the share price movement fully reflects the strong underlying performance and quality of the portfolio. Share buybacks remain under consideration, however, to date, cash resources have been committed to capital projects and acquisitions which have generated meaningful NAV enhancing returns.

## Property Market

There was continued positive momentum during the six months with an all-property total return of

10.5 per cent, according to the MSCI UK Quarterly Property Index ('MSCI' or 'the Index'). This was heavily influenced by the performance of the Industrial sector with a strong total return of 20.9 per cent.

2021 was record breaking for the Industrial, logistics and distribution warehousing assets ('Industrials') with leasing activity at the highest level ever reported, pushing the national vacancy rate to the lowest ever level. The strength of the occupational market and the current imbalance between supply and demand is driving positive rental growth, attracting a significant weight of money being directed towards the sector.

Retail, despite the ongoing shift to online, was perhaps surprisingly the second-best performing sector over the period, posting an 8.3 per cent total return over the six months. This was driven by the Retail Warehouse segment which proved the more resilient over the course of the pandemic in terms of footfall, rent collection and pricing.

Office letting activity has picked up, albeit from a low base, and with continued near term uncertainty around total aggregate demand. There is however a clear focus on higher quality space in central locations, as companies look to welcome employees back to a more structured, hybrid model of working. Leasing activity is being supported by job growth and pent-up demand as some corporates reactivate their office plans shelved over the past two years.

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## Portfolio

The six-month period has been characterised by significant transactional activity with the sale of an Office asset at a premium to valuation and the acquisition of two assets in the targeted Industrial and Retail Warehousing sectors at yields accretive to the portfolio. Alongside this, there has been the successful completion of the two major redevelopment projects in Chelmsford and Luton.

The Group's property portfolio delivered a total return of 16.3 per cent over the six-month period, showing significant outperformance against the MSCI return of 10.5 per cent. The outperformance was largely driven by capital growth, although the portfolio also continued to maintain a yield advantage through an enhanced income return.

The outperformance can chiefly be attributed to portfolio composition, with a high allocation to the Industrial (53.2 per cent by portfolio value) and Retail Warehouse (18.1 per cent by portfolio value) sectors. Both sectors have seen significant market yield compression in recent quarters. The overall quality of the portfolio is evident from the sustained low void rate of 3.5 per cent (by Estimated Rental Value) and robust rent collection over the six months. Income growth for the portfolio remains well above the market Index.

The Company's Industrial assets were the key driver of performance over the period, generating a total return of 26.5 per cent, with capital growth of 24.3 per cent. The capital outperformance of the Company's industrial assets against the Index reflects the core southeast locations of the assets and was aided by a significant valuation uplift ascribed to the Heathrow Truck Centre acquisition following purchase. Alongside capital outperformance, the Industrial portfolio also delivered an income return in line with the Index of 1.8 per cent.

The income return has been supported over the period by some successful asset management initiatives and lease events, most notably the conclusion of an outstanding rent review on the Booker distribution unit in Banbury (the portfolio's largest single tenancy). This review was settled at a significant premium to both passing rent and Estimated Rental Value.

The Company's Retail assets also generated significant outperformance posting an 11.3 per cent total return, compared to the MSCI return of 8.3 per cent. While Standard High Street assets are now seeing a marked stabilisation in both market rents and yields, the Retail Warehousing sector has been the key determinant of performance, generating a total return of 14.9 per cent, driven by capital growth of 11.8 per cent. The high weighting towards low-rented, convenience-led Retail Warehousing remains advantageous, where we continue to benefit from full occupancy, near total rent collection, and having achieved a number of leasing successes over the period, we anticipate further positive asset management outcomes. Notable activity over the period includes the regear of the B&Q lease in Nelson, terms agreed for a regear at New Malden and the successful practical completion of the pre-let food-anchored retail development at Enterprise Way, Luton. In recent years, there has been a strategic shift away from the Standard High Street Retail sector, which now accounts for just 6.0 per cent by portfolio value, and significantly less if mixed use assets are taken into account.

Office assets saw marginal underperformance, generating a total return of 2.1 per cent against the Index at 3.6 per cent. Despite success in the redevelopment and majority reletting of County House, Chelmsford, and the disposal of Marlborough House, St Albans at an 8 per cent premium to valuation in the first half of the period, capital

# Chairman's Statement (continued)

growth from the sector lagged the Index. This was principally driven by muted capital performance from the Berkeley Street, London building, where a challenging leasing market early in the period adversely affected efforts to secure occupiers for the final vacant suites following the extensive refurbishment. At the time of writing however, one letting at the property has now been concluded and the final suite is under offer at an encouraging rental level, following which the asset will be fully let.

## Rent Collection

As the prospect of further Covid restrictions has eased, business confidence has steadily improved, despite the surge in the Omicron variant threatening further disruption towards the period close. As a result, occupier payment patterns have continued to normalise, albeit with greater focus on monthly repayment schedules. Rent collection for the period has reached 99 per cent. Collection over the 21-month period since March 2020 stands at in excess of 97 per cent, aided by near full collection from the Industrial, Office and Retail Warehousing portfolios.

## Dividends

Given the improved rent collection rates, the Board took the decision to increase the level of quarterly interim dividends to 1.0 pence per share with effect from September 2021. This was an increase of 17.6 per cent on the previous quarters and is 80 per cent of the annualised pre-pandemic level and the dividend cover is now at c.100 per cent. Dividends prior to the pandemic were approximately 85 per cent covered. The Board will continue to monitor rental receipts and earnings closely and keep the future level of dividends under review.

## Borrowings and Cash

The Group currently has borrowings of £90 million from a non-amortising term loan facility agreement with Canada Life Investments which expires in November 2026. There is also a £20 million revolving credit facility agreement with Barclays Bank plc which is available until March 2025. £10 million of this facility was drawn down at the period end. The covenants on both facilities are comfortably met. Net gearing represented 24.5 per cent of the value of the investment properties of the Group as at 31 December 2021. The weighted average interest rate (including amortisation of refinancing costs) on the Group's total current borrowings is 3.2 per cent. The Company continues to maintain a prudent attitude to gearing.

The Group had £11.1 million of cash available at 31 December 2021 and £10 million of revolving credit facility remained undrawn.

## Environmental, Social and Governance ('ESG')

As we slowly emerge from the global pandemic, the extent of interest and pace of development around the essential topic of climate change and responsible investment continues unabated. As the world contends with limiting temperature rises, the key focus for the real estate sector is around decarbonisation of both standing property portfolios and the indirect emissions associated with the wider value chain. The Company recognises the importance of engaging with its stakeholders in this regard and the Board is actively supporting the Manager in establishing a series of quantifiable and tangible targets on the journey to net zero carbon. The Manager is undertaking energy assessments across individual assets, which will ultimately guide the portfolio pathway. The Board intends to announce the Company's formal net zero carbon ambitions in 2022.

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With continued effort on engagement and delivering social value, improving our ESG credentials remains a core aspect of the Company's near-term strategy. A short update on our progress over the period is provided on page 13 of this report and we will provide a further summary of progress in our Annual Report later this year, with more detailed insights in our 2022 ESG Report by close of the calendar year.

### **The Manager**

With effect from 8 November 2021, the business of BMO GAM in Europe, the Middle East and Africa was acquired by Ameriprise Inc. and is to be merged with that of Colombia Threadneedle Investments. There has been no change to the terms of the Company's investment management agreement or to the corporate entity that acts as the Company's Investment Manager and Property Manager. In due course, that entity will be required to remove the BMO prefix and will therefore change its name. The integration of the two businesses is now well underway and the Board has remained fully updated on progress, although will remain vigilant as the integration continues to take shape over the coming months. The Board's request for continuity of service from the Manager is being prioritised in the smooth integration of the businesses.

Peter Lowe, the Company's Lead Manager has recently decided to leave BMO to pursue other opportunities and while this is disappointing, the Property Manager has a team of property professionals supporting Peter in his role that will ensure continuity of management. Peter will remain the Company's Lead Manager in the near term and will continue to provide the high level of service which we have come to expect. The Board are working with the Manager to ensure an orderly transition of Peter's responsibilities and will make a further announcement once his replacement has been appointed.

Given the likely rebranding of the Manager over the course of the year, the Company will be assessing its options with regards to a name change, subject of course to shareholder approval.

### **Board Composition**

I will have served on the Board for nine years in April this year and in accordance with good corporate governance, it is my intention to retire from the Board later this year. In addition, Rebecca Gates has recently agreed to take on a new role in her executive career which she believes conflicts with her serving as a non-executive Director of this Company. Rebecca will therefore be retiring from the Board over the course of the next two months.

A recruitment consultant has been engaged and the process to refresh the Board is well underway. We will update shareholders on the outcome of this process in the near future.

### **Outlook**

Economic performance in 2022 will be more muted with two key markers to watch; one is the speed of further interest rate rises as the Bank of England looks to curb inflationary pressures, having recently raised the rate to 0.75 per cent, the third rate rise in a row. The second is the rate of inflation which is more than 6 per cent for the last 12 months and expected to stay above the Bank of England's 2 per cent target for some time.

The above is likely to be exacerbated by the tragic events in Ukraine, following the Russian invasion. The situation is fast moving and unpredictable; however, the introduction of sanctions on Russia is leading to an increase in energy and food prices. This will push up inflation and is expected to be followed by a period of sustained high price rises and weakening growth prospects.

## Chairman's Statement (continued)

This economic uncertainty will impact the UK real estate market although the extent of this is not yet clear. In the short term, the industrial sector looks set to continue to benefit from the shift of traditional retail to e-commerce, which has seen vacancy rates in the sector fall to an all-time low. With the supply pipeline still constrained, we are likely to see continued income growth from this segment through 2022 and beyond. Opportunistic investors are seeing value in a stabilisation of the retail sector, development funding in the hospitality sector is showing green shoots of recovery, while a reversal of the work from home guidance is seeing the reoccupation of office buildings and providing a much-needed boost to city centres.

The diversification of the Company's portfolio has proved key in driving performance over the course of the pandemic, supporting both strong rental collection and capital growth. Income growth has been above market for the portfolio, while the quality of the tenant base remains strong with lower credit risk than the Index. The current vacancy rate of 3.5 per cent continues to demonstrate good demand for the Company's properties. The existing weighting to the key Industrial and Retail Warehousing sectors should continue to generate performance, while the realisation of active asset management initiatives offers the opportunity to enhance both the quality and duration of income from the portfolio.

**Vikram Lall**

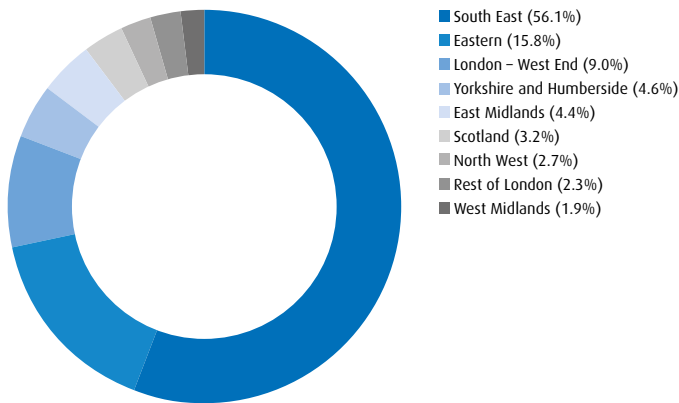
Chairman

30 March 2022

# Portfolio Statistics

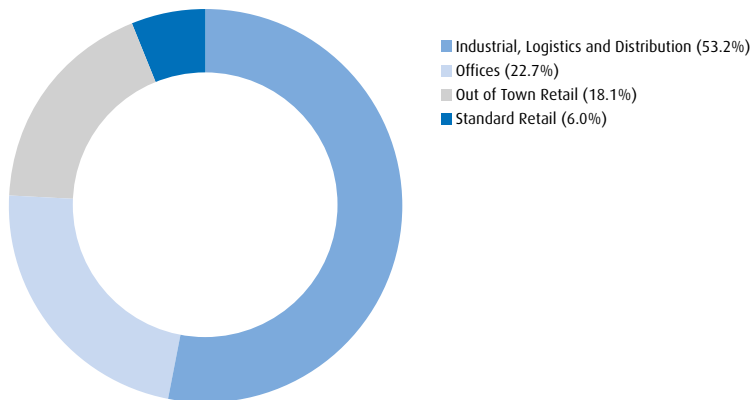
## Geographical Analysis

as at 31 December 2021, % of total property portfolio



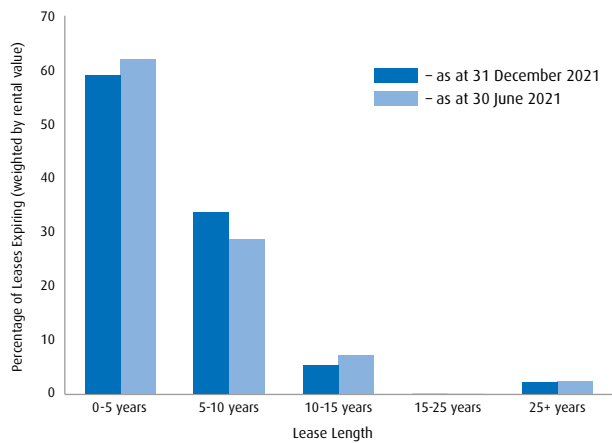
## Sector Analysis

as at 31 December 2021, % of total property portfolio



# Portfolio Statistics (continued)

## Lease Expiry Profile



As at 31 December 2021 the average lease length for the portfolio, assuming all break options are exercised was 6.0 years (as at 30 June 2021: 5.9 years).

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# Environmental, Social and Governance (“ESG”)

Highlights for the half year period to 31 December 2021

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While much of recent focus has been on establishing a Net Zero Carbon pathway, from understanding the portfolio’s current environmental credentials to setting out a strategy to meet the Group’s Net Zero Carbon ambitions, the Company has been working to advance its ESG strategy over the period, making meaningful progress in a number of areas.

On a like-for-like basis, comparing landlord procured energy in the first half of the current reporting year with the first half of the previous reporting year, a 22 per cent reduction in energy was achieved, equating to 23 per cent in terms of carbon emissions. While the pandemic remained a factor impacting upon the occupational use of some assets, therefore posing challenges in disaggregating the impact of efficiency measures being pursued by both landlord and occupier, this reduction demonstrates marked progress in the reduction of portfolio emissions.

The distribution profile of Energy Performance Certificate (EPC) ratings has also improved across the portfolio over the last six months, with exposure to F and G rated areas decreasing from nine to five demises. This represents less than 5 per cent of demises by number and less than 1 per cent by Estimated Rental Value, while asset-level business plans include budget provision for further capital investment to improve sustainability credentials across the portfolio.

We are pleased to report that the Company submitted to the 2021 Global Real Estate Sustainability Benchmark (GRESB) survey and maintained its year on year improvement trajectory by achieving a score of 70, representing a 9.3 per cent increase in the previous year’s result of 64. The Company also maintained its rating in GRESB’s public disclosure analysis, retaining an A grade indicating the highest level of reporting and transparency.

The Company is also delighted to report the achievement of a Gold Award from the European Public Real Estate Association (EPRA) for the standard of its disclosures in its 2021 Annual ESG Report. These indicators confirm that good progress is being made and that the Company has a solid platform from which to continue making further incremental improvements.

# Property Portfolio

as at 31 December 2021

## Properties

## Sector

### Properties valued in excess of £20.0 million

Colnbrook, Units 1-8 Lakeside Road

Banbury, 3663 Unit, Echo Park

London W1, 14 Berkeley Street

Hemel Hempstead, Hemel Gateway

Eastleigh, Southampton International Park

Industrial, logistics and distribution

Industrial, logistics and distribution

Offices

Industrial, logistics and distribution

Industrial, logistics and distribution

### Properties valued between £10.0 million and £20.0 million

Bracknell, 1-2 Network Bracknell, Eastern Road

Colnbrook, Heathrow Truck Centre

Luton, Enterprise Way

Basingstoke, Unit K60, Bunzl

Chelmsford, County House, County Square

Eastleigh, Wide Lane

Theale, Maxi Centre, Brunel Road

Milton Keynes, Site E Chippenham Drive

York, Clifton Moor Gate\*

Andover, Keens House, Anton Mill Road

Industrial, logistics and distribution

Industrial, logistics and distribution

Retail Warehouse

Industrial, logistics and distribution

Offices

Industrial, logistics and distribution

Industrial, logistics and distribution

Retail Warehouse

Offices

### Properties valued between £5.0 million and £10.0 million

Edinburgh, 1-2 Lochside Way, Edinburgh Park

Nottingham, Standard Hill

Banbury, Southam Road

Bromsgrove, Brook Retail Park, Sherwood Road

New Malden, 7 Beverley Way

London, 24 Haymarket & 1-2 Pantons Street

Northallerton, Willowbeck Road

High Wycombe, Glory Park

Nelson, Churchill Way

Bury, Halls Mill Retail Park, Foundry Street

Offices

Offices

Retail Warehouse

Retail Warehouse

Retail Warehouse

Retail

Retail Warehouse

Offices

Retail Warehouse

Retail Warehouse

### Properties valued under £5.0 million

Nottingham, Park View House

Newbury, The Triangle, Pinchington Lane

Sunningdale, 53/79 Chobham Road, Berkshire

Rayleigh, 41/47 High Street

Guildford, 51-53 High Street

Bellshill, Mercury House, Strathclyde Business Park

Redhill, 15 London Road

Nottingham, 21/22 Long Row East and 2/6 King Street

Rayleigh, 81/87 High Street

Kingston upon Thames, 11 Church Street

Nottingham, 25-27 Bridlesmith Gate

Offices

Retail Warehouse

Retail

Retail

Retail

Offices

Offices

Retail

Retail

Retail

Retail

\* Leasehold Property

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## Statement of Principal Risks and Uncertainties

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The full economic impact of the military conflict in Ukraine is as yet uncertain, however, energy and food prices are likely to increase, pushing up UK inflation leading to a period of sustained high price rises and weakening economic growth prospects. Covid-19 is still with us and the duration and consequences of the situation remain uncertain. However, at this time its impact on the real estate market have been less dramatic than initially feared with the Group's rent collection statistics being strong and capital valuations recovering. The Group's assets consist of direct investments in UK commercial property. Its principal risks are therefore related to the UK commercial property market in general but also the particular circumstances of the properties in which it is invested

and their tenants. Other risks faced by the Group include geopolitical, market, investment and strategic, regulatory, tax structuring and compliance, financial, reporting, credit, operational and environmental risks. The Group is also exposed to risks in relation to its financial instruments. These risks, and the way in which they are mitigated and managed, are described in more detail under the heading 'Principal Risks and Future Prospects' within the Strategic Report in the Group's Annual Report for the year ended 30 June 2021. The Group's principal risks and uncertainties have not changed materially since the date of that report and are not expected to change for the remainder of the Company's financial year.

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## Statement of Directors' Responsibilities in Respect of the Interim Report

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We confirm that to the best of our knowledge:

- the condensed set of consolidated financial statements has been prepared in accordance with IAS 34 'Interim Financial Reporting' as adopted by the European Union;
- the Chairman's Statement constituting the Interim Management Report together with the Statement of Principal Risks and Uncertainties include a fair review of the information required by the Disclosure and Transparency Rules ('DTR') 4.2.7R, being an indication of important events that have occurred during the first six months of the financial year and their impact on the condensed set of consolidated financial statements; and

- the Chairman's Statement together with the consolidated financial statements include a fair review of the information required by DTR 4.2.8R, being related party transactions that have taken place in the first six months of the current financial year and that have materially affected the financial position or performance of the Group during that period, and any changes in the related party transactions described in the last Annual Report that could do so.

On behalf of the Board

**Vikram Lall**  
Chairman

30 March 2022

# Condensed Consolidated Statement of Comprehensive Income

Notes	For the period ended			
		Six months to 31 December 2021 (unaudited) £'000	Six months to 31 December 2020 (unaudited) £'000	Year to 30 June 2021 (audited) £'000
	<b>Revenue</b>			
	Rental income	8,617	8,283	16,836
	<b>Total revenue</b>	<b>8,617</b>	<b>8,283</b>	<b>16,836</b>
	<b>Gains/(losses) on investment properties</b>			
6	Gains/(losses) on sale of investment properties realised	572	-	(1,304)
6	Unrealised gains on revaluation of investment properties	44,892	2,795	12,926
	<b>Total income</b>	<b>54,081</b>	<b>11,078</b>	<b>28,458</b>
	<b>Expenditure</b>			
2	Investment management fee	(1,119)	(974)	(1,932)
3	Other expenses	(819)	(1,323)	(2,154)
	<b>Total expenditure</b>	<b>(1,938)</b>	<b>(2,297)</b>	<b>(4,086)</b>
	<b>Net operating profit before finance costs and taxation</b>	<b>52,143</b>	<b>8,781</b>	<b>24,372</b>
	<b>Net finance costs</b>			
	Interest receivable	-	2	2
	Finance costs	(1,725)	(1,680)	(3,341)
		<b>(1,725)</b>	<b>(1,678)</b>	<b>(3,339)</b>
	<b>Net profit from ordinary activities before taxation</b>	<b>50,418</b>	<b>7,103</b>	<b>21,033</b>
	Taxation	(118)	(87)	(187)
	<b>Profit for the period</b>	<b>50,300</b>	<b>7,016</b>	<b>20,846</b>
5	<b>Basic and diluted earnings per share</b>	<b>20.9p</b>	<b>2.9p</b>	<b>8.7p</b>
	<b>EPRA earnings per share</b>	<b>2.0p</b>	<b>1.8p</b>	<b>3.8p</b>

All items in the above statement derive from continuing operations.

All of the profit for the period is attributable to the owners of the Group.

# Condensed Consolidated Balance Sheet

Notes	As at			
		31 December 2021 (unaudited) £'000	31 December 2020 (unaudited) £'000	30 June 2021 (audited) £'000
	<b>Non-current assets</b>			
6	Investment properties	381,459	314,368	321,886
	Trade and other receivables	3,979	3,726	3,292
		385,438	318,094	325,178
	<b>Current assets</b>			
	Trade and other receivables	3,139	3,113	3,431
	Cash and cash equivalents	11,052	14,093	16,631
		14,191	17,206	20,062
	<b>Total assets</b>	399,629	335,300	345,240
	<b>Non-current liabilities</b>			
7	Interest-bearing bank loans	(99,821)	(89,640)	(89,722)
	Trade and other payables	(772)	(1,039)	(890)
		(100,593)	(90,679)	(90,612)
	<b>Current liabilities</b>			
	Trade and other payables	(7,622)	(8,462)	(8,631)
	Tax payable	(118)	(87)	(187)
		(7,740)	(8,549)	(8,818)
	<b>Total liabilities</b>	(108,333)	(99,228)	(99,430)
	<b>Net assets</b>	291,296	236,072	245,810
	<b>Represented by:</b>			
9	Share capital	2,407	2,407	2,407
	Special distributable reserve	177,161	177,161	177,161
	Capital reserve	109,208	54,917	63,744
	Revenue reserve	2,520	1,587	2,498
	<b>Equity shareholders' funds</b>	291,296	236,072	245,810
10	<b>Net asset value per share</b>	121.0p	98.1p	102.1p
	<b>EPRA net tangible assets per share</b>	121.0p	98.1p	102.1p

# Condensed Consolidated Statement of Changes in Equity

For the period ended 31 December 2021 (unaudited)						
Notes		Share Capital	Special Distributable Reserve	Capital Reserve	Revenue Reserve	Total
		£'000	£'000	£'000	£'000	£'000
	At 1 July 2021	2,407	177,161	63,744	2,498	245,810
	Profit for the period	-	-	-	50,300	50,300
4	Dividends paid	-	-	-	(4,814)	(4,814)
	Transfer in respect of gains on investment properties	-	-	45,464	(45,464)	-
	At 31 December 2021	2,407	177,161	109,208	2,520	291,296

For the period ended 31 December 2020 (unaudited)						
		Share Capital	Special Distributable Reserve	Capital Reserve	Revenue Reserve	Total
		£'000	£'000	£'000	£'000	£'000
	At 1 July 2020	2,407	177,161	52,122	916	232,606
	Profit for the period	-	-	-	7,016	7,016
4	Dividends paid	-	-	-	(3,550)	(3,550)
	Transfer in respect of gains on investment properties	-	-	2,795	(2,795)	-
	At 31 December 2020	2,407	177,161	54,917	1,587	236,072

For the year ended 30 June 2021 (audited)						
		Share Capital	Special Distributable Reserve	Capital Reserve	Revenue Reserve	Total
		£'000	£'000	£'000	£'000	£'000
	At 1 July 2020	2,407	177,161	52,122	916	232,606
	Profit for the year	-	-	-	20,846	20,846
4	Dividends paid	-	-	-	(7,642)	(7,642)
	Transfer in respect of gains on investment properties	-	-	11,622	(11,622)	-
	At 30 June 2021	2,407	177,161	63,744	2,498	245,810

# Condensed Consolidated Statement of Cash Flows

For the period ended				
Notes		Six months to 31 December 2021 (unaudited) £'000	Six months to 31 December 2020 (unaudited) £'000	Year to 30 June 2021 (audited) £'000
<b>Cash flows from operating activities</b>				
	Net profit for the period before taxation	50,418	7,103	21,033
	Adjustments for:			
6	(Gains)/losses on sale of investment properties realised	(572)	-	1,304
6	Unrealised gains on revaluation of investment properties	(44,892)	(2,795)	(12,926)
	(Increase)/decrease in operating trade and other receivables	(395)	386	502
	(Decrease)/increase in operating trade and other payables	(1,127)	2,221	2,241
	Interest received	-	(2)	(2)
	Finance costs	1,725	1,680	3,341
		5,157	8,593	15,493
	Taxation paid	(187)	(258)	(258)
<b>Net cash inflow from operating activities</b>		<b>4,970</b>	<b>8,335</b>	<b>15,235</b>
<b>Cash flows from investing activities</b>				
6	Capital expenditure	(1,129)	(2,839)	(5,816)
6	Purchase of investment properties	(20,789)	-	-
6	Sale of investment properties	7,809	-	4,287
	Interest received	-	2	2
<b>Net cash outflow from investing activities</b>		<b>(14,109)</b>	<b>(2,837)</b>	<b>(1,527)</b>
<b>Cash flows from financing activities</b>				
	Dividends paid	(4,814)	(3,550)	(7,642)
	Bank loan interest paid	(1,626)	(1,581)	(3,161)
	Bank loan drawn down, net of costs - Barclays	10,000	-	-
<b>Net cash inflow/(outflow) from financing activities</b>		<b>3,560</b>	<b>(5,131)</b>	<b>(10,803)</b>
	Net (decrease)/increase in cash and cash equivalents	(5,579)	367	2,905
	Opening cash and cash equivalents	16,631	13,726	13,726
<b>Closing cash and cash equivalents</b>		<b>11,052</b>	<b>14,093</b>	<b>16,631</b>

# Notes to the Consolidated Financial Statements

## 1. General information

The condensed consolidated financial statements have been prepared in accordance with the Disclosure Guidance and Transparency Rules of the United Kingdom Financial Conduct Authority and IAS 34 'Interim Financial Reporting'. The condensed consolidated financial statements do not include all of the information required for a complete set of IFRS financial statements and should be read in conjunction with the consolidated financial statements for the Group for the year ended 30 June 2021 which were prepared under full IFRS requirements. The accounting policies used in preparation of the condensed consolidated financial statements are consistent with those of the consolidated financial statements of the Group for the year ended 30 June 2021.

## 2. Investment management fee

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Investment management fee	1,119	974	1,932

## 3. Other expenses

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Direct operating expenses of let rental property	377	358	680
Direct operating expenses of vacant property	321	272	166
Bad debts	(358)	209	380
Valuation and other professional fees	112	132	245
Directors' fees	82	80	159
Administration fee payable to the Manager	57	55	110
Other expenses	228	217	414
	819	1,323	2,154

#### 4. Dividends

	Six months to 31 December 2021		Six months to 31 December 2020		Year ended 30 June 2021	
	£'000	Rate (pence)	£'000	Rate (pence)	£'000	Rate (pence)
<b>Property Income Distributions:</b>						
Fourth interim for the prior year	2,407	1.0	1,504	0.625	1,504	0.625
First interim	2,407	1.0	2,046	0.850	2,046	0.85
Second interim	-	-	-	-	2,046	0.85
Third interim	-	-	-	-	2,046	0.85
	4,814	2.0	3,550	1.475	7,642	3.175

A second interim dividend for the year to 30 June 2022, of 1.0 pence per share, will be paid on 31 March 2022 to shareholders on the register at close of business on 11 March 2022.

#### 5. Earnings per share

	Six months to 31 December 2021	Six months to 31 December 2020	Year ended 30 June 2021
Net profit attributable to ordinary shareholders (£'000)	50,300	7,016	20,846
Weighted average of ordinary shares in issue during period	240,705,539	240,705,539	240,705,539
Earnings per share	20.9p	2.9p	8.7p

Earnings for the six months to 31 December 2021 should not be taken as guide to the results for the year to 30 June 2022.

#### 6. Investment properties

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year ended 30 June 2021 £'000
<b>Freehold and leasehold properties</b>			
Opening market value	325,575	312,285	312,285
Capital expenditure	1,129	2,839	5,816
Purchases	20,789	-	-
Sales – net proceeds	(7,809)	-	(4,287)
– gains/(losses) on sales	2,956	-	(4,786)
Unrealised (gains)/losses realised during the period	(2,384)	-	3,482
Unrealised gains on investment properties	48,754	10,609	22,407
Unrealised losses on investment properties	(3,862)	(7,814)	(9,481)
Movement in lease incentive receivable	652	(94)	139
Closing market value	385,800	317,825	325,575
Adjustment for lease incentives	(4,341)	(3,457)	(3,689)
Balance sheet fair value	381,459	314,368	321,886

# Notes to the Consolidated Financial Statements

(continued)

## 6. Investment properties (continued)

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Gains/(losses) on sales	2,956	-	(4,786)
Unrealised (gains)/losses realised during the year	(2,384)	-	3,482
Gains/(losses) on sale of investment properties realised	572	-	(1,304)

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Unrealised gains on investment properties	48,754	10,609	22,407
Unrealised losses on investment properties	(3,862)	(7,814)	(9,481)
Unrealised gains on revaluation of investment properties	44,892	2,795	12,926

All the Group's investment properties were valued as at 31 December 2021 by qualified professional valuers working in the company of Cushman & Wakefield. All such valuers are chartered surveyors, being members of the Royal Institution of Chartered Surveyors ('RICS'). There were no significant changes to the valuation techniques used during the period and these valuation techniques are detailed in the consolidated financial statements as at and for the year ended 30 June 2021. The market value of these investment properties amounted to £385,800,000 (31 December 2020: £317,825,000; 30 June 2021: £325,575,000), however an adjustment has been made for lease incentives of £4,341,000 that are already accounted for as an asset (31 December 2020: £3,457,000; 30 June 2021: £3,689,000).

## 7. Interest-bearing bank loans

IRP Holdings Limited ("IRPH") have in place a £90 million eleven year non-amortising term loan facility agreement with Canada Life. Interest is payable on this loan quarterly in arrears, at a fixed rate of 3.36 per cent per annum. The loan is secured by means of a fixed charge over specific properties. The loan has a maturity date of 9 November 2026.

On 27 March 2020, IPT Property Holdings Limited ("IPTH") entered into a £20 million five year revolving credit facility ("RCF") agreement with Barclays. The loan facility expires on 27 March 2025 and can be drawn down or repaid at anytime. Up until 28 November 2021, interest was accrued on the bank loan at a variable rate, based on 3 month LIBOR plus margin and mandatory lending costs. From 29 November 2021, the 3 month LIBOR was replaced with a SONIA Daily Compounded Rate. The margin is 1.7 per cent per annum for the duration of the loan and interest is payable quarterly. As at 31 December 2021 £10 million of the RCF was drawn down (at 30 June 2021 and 31 December 2020, none of the RCF was drawn down).

At 31 December 2021 borrowings of £100 million were drawn down. The balance sheet value is stated at an amortised cost of £99,821,000 (31 December 2020: £89,640,000 and 30 June 2021: £89,722,000). Amortised cost is calculated by deducting loan arrangement costs, which are amortised back over the life of the loan. The fair value of the Canada Life loan is shown in note 8.

## 8. Fair value measurements

The fair value measurements for financial assets and financial liabilities are categorised into different levels in the fair value hierarchy based on the inputs to valuation techniques used. The different levels are defined as follows:

- Level 1 – Unadjusted, fully accessible and current quoted prices in active markets for identical assets or liabilities. Examples of such instruments would be investments listed or quoted on any recognised stock exchange.
- Level 2 – Quoted prices for similar assets or liabilities, or other directly or indirectly observable inputs which exist for the duration of the period of investment. Examples of such instruments would be those for which the quoted price has been suspended, forward exchange rate contracts and certain other derivative instruments.
- Level 3 – External inputs are unobservable. Fair value is the Directors' best estimate, based on advice from relevant knowledgeable experts, use of recognised valuation techniques and on assumptions as to what inputs other market participants would apply in pricing the same or similar instruments.

All of the Group's investments in direct property are included in Level 3 as it involves the use of significant inputs. There were no transfers between levels of the fair value hierarchy during the six month period ended 31 December 2021.

Other than the fair values stated in the table below, the fair value of all other financial assets and liabilities is not materially different from their carrying value in the financial statements.

	31 December 2021 £'000	31 December 2020 £'000	30 June 2021 £'000
£90 million Canada Life Loan 2026*	93,997	92,584	94,291

\* The fair value of the interest-bearing Canada Life Loan is based on the yield on the Treasury 2% 2025 which would be used as the basis for calculating the early repayment of such loan plus the appropriate margin. The Canada Life loan is classified as Level 2 under the hierarchy of fair value measurement.

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 30 June 2021.

## 9. Share capital

	31 December 2021 £'000	31 December 2020 £'000	30 June 2021 £'000
<b>Allotted, called-up and fully paid</b>			
240,705,539 Ordinary Shares of 1 pence each in issue	2,407	2,407	2,407

The Company issued no Ordinary Shares during the period.

# Notes to the Consolidated Financial Statements

## (continued)

### 10. Net asset value per share

	Six months to 31 December 2021	Six months to 31 December 2020	Year ended 30 June 2021
Net asset value per ordinary share	121.0p	98.1p	102.1p
Net assets attributable at the period end (£'000)	291,296	236,072	245,810
Number of ordinary shares in issue at the period end	240,705,539	240,705,539	240,705,539

### 11. Going concern

In assessing the going concern basis of accounting the Directors have had regard to the guidance issued by the Financial Reporting Council. They have considered the current cash position of the Group, the availability of the loans and compliance with their covenants, forecast rental income and other forecast cash flows. The Group has agreements relating to its borrowing facilities with which it has complied during the period. Based on this information the Directors believe that the Group has the ability to meet its financial obligations as they fall due for a period of at least twelve months from the date of the approval of the accounts. For this reason, they continue to adopt the going concern basis in preparing the accounts.

### 12. Related party transactions

The Directors of the Company, who are considered to be the Group's key management personnel, received fees for their services and dividends from their shareholdings in the Company. No fees remained payable at the period end.

### 13. Operating segments

The Board has considered the requirements of IFRS 8 'Operating Segments'. The Board is of the view that the Group is engaged in a single segment of business, being property investment, and in one geographical area, the United Kingdom, and that therefore the Group has only a single operating segment. The Board of Directors, as a whole, has been identified as constituting the chief operating decision maker of the Group. The key measure of performance used by the Board to assess the Group's performance is the total return of the Group's net asset value, as calculated under IFRS, and therefore no reconciliation is required between the measure of profit or loss used by the Board and that contained in the condensed consolidated financial statements.

### 14. Investment in subsidiary undertakings

The Group results consolidate those of IRP Holdings Limited ('IRPH') and IPT Property Holdings Limited ('IPTH'). IRPH and IPTH are companies incorporated in Guernsey whose principal business is that of a property investment company. These companies are 100 per cent owned by the Group's ultimate parent company, which is BMO Real Estate Investments Limited.

# Shareholder Information

### Dividends

Ordinary dividends are paid quarterly in March, June, September and December each year. Shareholders who wish to have dividends paid directly into a bank account rather than by cheque to their registered address can complete a mandate form for the purpose. Mandates may be obtained from Computershare Investor Services (Guernsey) Limited, 13 Castle Street, St. Helier, Jersey JE1 1ES on request. Where dividends are paid directly to shareholders' bank accounts, dividend tax vouchers are sent to shareholders' registered addresses.

### Share Price

The Company's Ordinary Shares are listed on the Main Market of the London Stock Exchange. Prices are given daily in the Financial Times under "Investment Companies" and in other newspapers.

### Data Protection

The Company is committed to ensuring the privacy and security of any personal data provided to it. Further details of the Company's privacy policy can be found on its website: [bmorealestateinvestments.com](https://bmorealestateinvestments.com).

### Change of Address

Communications with shareholders are mailed to the address held on the share register. In the event of a change of address or other amendment this should be

notified to Computershare Investor Services (Guernsey) Limited, 13 Castle Street, St. Helier, Jersey JE1 1ES under the signature of the registered holder.

### Shareholder Enquiries

Contact Northern Trust International Fund Administration Services (Guernsey) Limited, Trafalgar Court, Les Banques, St. Peter Port, Guernsey, Channel Islands GY1 3QL. Additional information regarding the Company may also be found on its website: [bmorealestateinvestments.com](https://bmorealestateinvestments.com)

### Common reporting standards

Tax legislation requires investment fund companies to provide information annually to the local tax authority on the tax residencies of a number of non-UK based certificated Shareholders and corporate entities who have purchased shares in investment companies. All new Shareholders, excluding those whose shares are held in CREST, who are entered onto the share register are sent a certification form for the purpose of collecting this information.

### Key Information Document

The Key Information Document relating to the Company's shares can be found on its website at [bmorealestateinvestments.com](https://bmorealestateinvestments.com). This document has been produced in accordance with EU's PRIIPs Regulations.

Financial Calendar 2022	
April 2022	Q3 2022 Net Asset Value announcement
July 2022	Q4 2022 Net Asset Value announcement
September 2022	Announcement of annual results
October 2022	Q1 2023 Net Asset Value announcement
November 2022	Annual General Meeting

### Warning to Shareholders – Beware of Share Fraud

Fraudsters use persuasive and high-pressure tactics to lure investors into scams. They may offer to sell shares that turn out to be worthless or non-existent, or to buy shares at an inflated price in return for an upfront payment.

If you are approached by fraudsters please tell the Financial Conduct Authority ('FCA') by using the share fraud reporting form at [fca.org.uk/scams](https://fca.org.uk/scams) where you can find out more about investment scams. You can also call the FCA Consumer Helpline on **0800 111 6768**. If you have already paid money to share fraudsters you should contact Action Fraud on **0300 123 2040**.

# How to Invest

One of the most convenient ways to invest in BMO Real Estate Investments Limited is through one of the savings plans run by BMO.

## BMO ISA

You can use your ISA allowance to make an annual tax efficient investment of up to £20,000 for the current tax year with a lump sum from £100 or regular savings from £25 a month. You can also transfer any existing ISAs to us whilst maintaining the tax benefits.

## BMO Junior ISA (JISA)\*

A tax efficient way to invest up to £9,000 per tax year for a child. Contributions start from £100 lump sum or £25 a month. JISAs or CTFs with other providers can be transferred to BMO.

## BMO Lifetime ISA (LISA)

For those aged 18-39, a Lifetime ISA could help towards purchasing your first home or retirement in later life. Invest up to £4,000 for the current tax year and receive a 25% Government bonus up to £1,000 per year. Invest with a lump sum from £100 or regular savings from £25 a month.

## BMO Child Trust Fund (CTF)\*

If your child already has a CTF you can invest up to £9,000 per birthday year, from £100 lump sum or £25 a month. CTFs with other providers can be transferred to BMO.

## BMO General Investment Account (GIA)

This is a flexible way to invest in our range of Investment Trusts. There are no maximum contributions, and investments can be made from £100 lump sum or £25 a month.

## BMO Junior Investment Account (JIA)

This is a flexible way to save for a child in our range of Investment Trusts. There are no maximum contributions, and the plan can easily be set up under bare trust (where the child is noted as the beneficial owner) or kept in your name if you wish to retain control over the investment. Investments can be made from a £100 lump sum or £25 a month per account. You can also make additional lump sum top-ups at any time from £100 per account.

\* The CTF and JISA accounts are opened by parents in the child's name and they have access to the money at age 18

\*\* Calls may be recorded or monitored for training and quality purposes.

## Charges

Annual management charges and other charges apply according to the type of plan.

## Annual account charge

ISA/LISA: £60+VAT

GIA: £40+VAT

JISA/JIA/CTF: £25+VAT

You can pay the annual charge from your account, or by direct debit (in addition to any annual subscription limits).

## Dealing charges

£12 per fund (reduced to £0 for deals placed through the online BMO Investor Portal) for ISA/GIA/LISA/JIA and JISA. There are no dealing charges on a CTF.

Dealing charges apply when shares are bought or sold but not on the reinvestment of dividends or the investment of monthly direct debits. Government stamp duty of 0.5% also applies on the purchase of shares (where applicable).

The value of investments can go down as well as up and you may not get back your original investment. Tax benefits depend on your individual circumstances and tax allowances and rules may change. Please ensure you have read the full Terms and Conditions, Privacy Policy and relevant Key Features documents before investing. For regulatory purposes, please ensure you have read the Pre-sales Cost & Charges disclosure related to the product you are applying for, and the relevant Key Information Documents (KIDs) for the investment trusts you want to invest into.

## How to Invest

To open a new BMO plan, apply online at [bmogam.com/apply](https://bmogam.com/apply). Online applications are not available if you are transferring an existing plan with another provider to BMO, or if you are applying for a new plan in more than one name but paper applications are available at [bmoinvestments.co.uk/documents](https://bmoinvestments.co.uk/documents) or by contacting BMO.

## New Customers

Call: **0800 136 420\*\*** (8.30am – 5.30pm, weekdays)  
Email: [info@bmogam.com](mailto:info@bmogam.com)


## Existing Plan Holders

Call: **0345 600 3030\*\*** (9.00am – 5.00pm, weekdays)  
Email: [investor.enquiries@bmogam.com](mailto:investor.enquiries@bmogam.com)  
By post: BMO Administration Centre  
PO Box 11114  
Chelmsford  
CM99 2DG

You can also invest in the trust through online dealing platforms for private investors that offer share dealing and ISAs. Companies include: **Barclays Stockbrokers, EQI, Halifax, Hargreaves Lansdown, HSBC, Interactive Investor, Lloyds Bank, The Share Centre**

 [bmoinvestments.co.uk](https://bmoinvestments.co.uk)

 [facebook.com/bmoinvestmentsuk](https://facebook.com/bmoinvestmentsuk)

 0345 600 3030, 9.00am – 5.00pm, weekdays, calls may be recorded or monitored for training and quality purposes.



Part of



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# Alternative Performance Measures

The Company uses the following Alternative Performance Measures ('APMs'). APMs do not have a standard meaning prescribed by GAAP and therefore may not be comparable to similar measures presented by other entities.

**Discount or Premium** – The share price of an Investment Company is derived from buyers and sellers trading their shares on the stock market. If the share price is lower than the NAV per share, the shares are trading at a discount. This usually indicates that there are more sellers than buyers. Shares trading at a price above the NAV per share, are said to be at a premium.

		Six months to 31 December 2021 pence	Six months to 31 December 2020 pence	Year to 30 June 2021 pence
Net Asset Value per share	(a)	121.0	98.1	102.1
Share price per share	(b)	85.4	61.0	71.0
<b>Discount (c = (b-a)/a)</b>	(c)	29.4%	37.8%	30.5%

**Dividend Cover** – The percentage by which profits for the period (less gains/losses on investment properties) cover the dividend paid.

A reconciliation of dividend cover is shown below:

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Profit for the period	50,300	7,016	20,846
Add back: Realised (gains)/losses	(572)	–	1,304
Unrealised gains	(44,892)	(2,795)	(12,926)
Profit before investment gains and losses	4,836	4,221	9,224
Dividends	4,814	3,550	7,642
<b>Dividend Cover percentage</b>	<b>100.5%</b>	<b>118.9%</b>	<b>120.7%</b>

**Dividend Yield** – The annualised dividend divided by the share price at the period end. An analysis of dividends is contained in note 4 to the accounts.

# Alternative Performance Measures

(continued)

**Net Gearing** – Borrowings less net current assets divided by value of investment properties.

		Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Loans		99,821	89,640	89,722
Less net current assets		(6,451)	(8,657)	(11,244)
Total	(a)	93,370	80,983	78,478
Value of investment properties	(b)	381,459	314,368	321,886
<b>Net Gearing (c = a/b)</b>	(c)	24.5%	25.8%	24.4%

**Portfolio (Property) Capital Return** – The change in property value during the period after taking account of property purchases and sales and capital expenditure, calculated on a quarterly time-weighted basis.

**Portfolio (Property) Income Return** – The income derived from a property during the period as a percentage of the property value, taking account of direct property expenditure, calculated on a quarterly time-weighted basis.

**Portfolio (Property) Total Return** – Combining the Portfolio Capital Return and Portfolio Income Return over the period, calculated on a quarterly time-weighted basis.

**Total Return** – The return to shareholders calculated on a per share basis by adding dividends paid in the period to the increase or decrease in the Share Price or NAV. The dividends are assumed to have been reinvested in the form of Ordinary Shares or Net Assets, respectively, on the date on which they were quoted ex-dividend.

	Six months to 31 December 2021	Six months to 31 December 2020	Year to 30 June 2021
NAV per share at the start of the period	102.1p	96.6p	96.6p
NAV per share at the end of the period	121.0p	98.1p	102.1p
Change in the period	+18.5%	+1.6%	+5.7%
Impact of dividend reinvestments	+2.1%	+1.5%	+3.4%
<b>NAV total return for the period</b>	<b>+20.6%</b>	<b>+3.0%</b>	<b>+9.1%</b>

	Six months to 31 December 2021	Six months to 31 December 2020	Year to 30 June 2021
Share price per share at the start of the period	71.0p	56.0p	56.0p
Share price per share at the end of the period	85.4p	61.0p	71.0p
Change in the period	+20.3%	+8.9%	+26.8%
Impact of dividend reinvestments	+3.0%	+2.6%	+6.1%
<b>Share price total return for the period</b>	<b>+23.3%</b>	<b>+11.6%</b>	<b>+32.9%</b>

# EPRA Performance Measures

The European Public Real Estate Association (EPRA) is the industry body representing listed companies in the real estate sector. EPRA publishes Best Practice Recommendations (BPR) to establish consistent reporting by European property companies. Key performance measures are disclosed below:

**EPRA earnings and EPRA earnings per share** – EPRA earnings represents the earnings from core operational activities, excluding investment property revaluations and gains/losses on asset disposals. It demonstrates the extent to which dividend payments are underpinned by recurring operational activities.

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
Earnings per IFRS income statement	50,300	7,016	20,846
Exclude:			
Net change in value of investment properties	(44,892)	(2,795)	(12,926)
(Gains)/losses on disposals of investment properties	(572)	-	1,304
<b>EPRA earnings</b>	<b>4,836</b>	<b>4,221</b>	<b>9,224</b>
Weighted average number of shares in issue (000's)	240,705	240,705	240,705
<b>EPRA earnings per share (pence per share)</b>	<b>2.0</b>	<b>1.8</b>	<b>3.8</b>

**EPRA Net Tangible Assets:** Assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.

	Six months to 31 December 2021 £'000	Six months to 31 December 2020 £'000	Year to 30 June 2021 £'000
IFRS NAV	291,296	236,072	245,810
<b>Net assets used in per share calculation</b>	<b>291,296</b>	<b>236,072</b>	<b>245,810</b>
Shares in issue (000's)	240,705	240,705	240,705
<b>EPRA assets per share (pence per share)</b>	<b>121.0</b>	<b>98.1</b>	<b>102.1</b>

# Corporate Information

## Directors (all non-executive)

Vikram Lall (Chairman)<sup>‡</sup>  
Mark Carpenter<sup>§</sup>  
David Ross<sup>†</sup>  
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# BMO Real Estate Investments Limited

## Interim Report 2021

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