

# abrdn UK Real Estate Feeder Fund

## Monthly Factsheet February 2024

### Objective

To generate income and some growth over the long term (5 years or more) by investing in UK commercial property. It is intended that the sub-fund will be a PAIF at all times and, as such, its investment objective is to carry on property investment business and to manage cash raised for investment in the property investment business.

**Performance Target:** To exceed the return of the IA UK Direct Property Sector Average return (after charges) over rolling three year periods. The Performance Target is the level of performance that the management team hopes to achieve for the sub-fund. There is however no certainty or promise that they will achieve the Performance Target. The ACD believes this is an appropriate target for the sub-fund based on the investment policy of the sub-fund and the constituents of the sector.

### Portfolio securities

- The fund will invest at least 70% in a diversified portfolio of UK freehold and leasehold commercial property selected from across the retail, office, industrial and other sectors.
- The fund may also invest indirectly in commercial property through investment vehicles such as quoted and unquoted property companies or funds (including those managed by abrdn).
- The fund may also invest in short term government bonds such as gilts, money-market instruments and cash.

### Discrete annual returns (%) - year ended 29/02

	2020	2021	2022	2023	2024
Fund Retail Acc shareclass	-1.84	-3.81	11.09	-11.37	-3.41
Fund Institutional Acc shareclass	-1.53	-3.40	11.48	-11.05	-3.01
Fund Platform One Acc shareclass	-1.53	-3.47	11.45	-11.08	-3.04
Performance Target <sup>A</sup>	0.62	-2.73	10.15	-9.19	-0.85

### Past performance (%)

	1m	3m	6m	1y	3y p.a.	5y p.a.
Fund Retail Acc shareclass	-0.21	-1.53	-4.00	-3.41	-1.66	-2.13
Fund Institutional Acc shareclass	-0.16	-1.41	-3.75	-3.01	-1.29	-1.76
Fund Platform One Acc shareclass	-0.14	-1.38	-3.77	-3.04	-1.32	-1.80
Performance Target <sup>A</sup>	-0.85	-1.53	-1.71	-0.85	-0.39	-0.87

<sup>A</sup> Benchmark includes both master and feeder funds in the IA UK Direct Property Peer group.

Source: abrdn (Fund) and Morningstar (Target)

**Past performance is not a guide to future results.**

### Top five property holdings

Name	£ of property*	Sub-sector
London, The Minories	£50m - 75m	Other Commercial
Leamington Spa, Leamington Shopping Park	£50m - 75m	Retail
Dartford, Masthead Industrial Estate	£25m - 50m	Industrial
Birmingham, Solar Park	£25m - 50m	Industrial
Edinburgh, George IV Bridge	£25m - 50m	Other Commercial

Source: abrdn, February 2024

<sup>B</sup> The Ongoing Charge Figure (OCF) is an estimate as at April 2022 and may vary from year to year. It excludes the cost of buying and selling assets for the fund. An estimate is used in order to provide the figure that will most likely be charged. It does not include any initial charges or the cost of buying and selling stocks for the fund. The Ongoing Charge Figure can help you compare the annual operating expenses of different funds.

<sup>C</sup> MSCI UK Daily Traded APUTs and PAIFs in the UK Quarterly Universe Property Index (unfrozen) from 01/01/2019. Prior MSCI UK Quarterly Balanced Monthly Index Funds Quarterly Property Index (Unfrozen)

<sup>D</sup> Historic Distribution Yield - this represents the income generated by the assets in which the fund has been invested over the last twelve months, expressed as a % of the fund's value for Institutional Acc Shareclass. Please note that this income stream may be subject to taxes and charges.

<sup>E</sup> The Average Lease Length is the weighted average (by estimated rental value, "ERV") of all contracted income within the fund. ERV refers to the rent that a particular asset would be expected to achieve if it were to be re-let in current market conditions. Benchmark is MSCI UK Daily Traded APUTs and PAIFs Quarterly Property Index.

<sup>F</sup> The vacancy rate represents the sum of all assets within the fund's portfolio which do not generate rental income. It is expressed as a percentage of the total portfolio estimated rental value, ERV, which is the sum of rental income that the portfolio would be expected to achieve if all assets were to be re-let in current market conditions. Benchmark is MSCI UK Daily Traded APUTs and PAIFs Quarterly Property Index.

### Dealing information

Minimum initial investment	
Retail shareclass	£500
Institutional shareclass	£1,000,000
Platform One shareclass	£1,000,000
Valuation point	12:00 UK Time
Settlement terms	T+3
Accounting period end dates	31 Dec (final) and 30 Jun (interim)
Ex-dividend dates	First day of each month
Payment dates	15 Feb (final) and Last day of each month. Jan no payment (interim)

### Ongoing charges figure (OCF)<sup>B</sup>

Retail shareclass	1.30%
Institutional shareclass	0.83%
Platform One shareclass	0.88%

### Annual management charge (AMC)

Retail shareclass	1.30%
Institutional shareclass	0.75%
Platform One shareclass	0.75%

### Retail Acc Shareclass

Sedol	BYPHP97
ISIN	GB00BYPHP973
Bloomberg	IGUKFAA
Lipper	68362406

### Retail Inc Shareclass

Sedol	BYPHPB9
ISIN	GB00BYPHPB97
Bloomberg	IGUKFIA
Lipper	68362407

### Institutional Acc Shareclass

Sedol	BYPHPD1
ISIN	GB00BYPHPD12
Bloomberg	SLIUAFP
Lipper	68367082

### Performance Target/Performance Comparator Portfolio Constraining Benchmark<sup>C</sup>

IA UK Direct Property Sector Average
MSCI UK Daily Traded APUTs and PAIFs in the UK Quarterly Property Index

Property Fund NAV £846,292,773

No. of holdings 36

Fund Launch date 22 Dec 2004

Historic Distribution Yield<sup>D</sup> 4.58% (Fund)

Average Unexpired Lease Length<sup>E</sup> 7.6 Years

Benchmark 6.5 Years

% Vacancy Rate<sup>F</sup> 5.14%

Benchmark 8.99%



Management process

- The management team use market research and their discretion (active management) to identify investments that are expected to benefit from changes in property prices and property improvements. They will maintain a diverse asset mix at sector level.

-In seeking to achieve the Performance Target, the MSCI UK Daily Traded APUTs and PAIFs in the UK Quarterly Universe Property Index is used as a reference point for portfolio construction and as a basis for setting risk constraints. Due to the fund's risk constraints, the intention is that the fund's performance profile will not deviate significantly from that of the MSCI UK Daily Traded APUTs and PAIFs in the UK Quarterly Universe Property Index over the longer term.

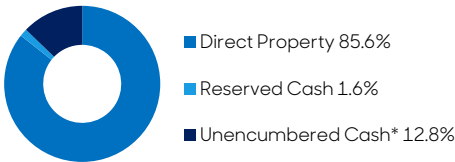
- Please note: Selling property can be a lengthy process so investors in the sub-fund should be aware that, in certain circumstances, they may not be able to sell their investment when they want to.

Top five tenants (consolidated)

Name	% of total income
Motel (One) UK Limited	6.44
Radisson Hotel Edinburgh Limited	5.18
Tesco Stores Limited	4.84
T P Bennett LLP	3.60
Marks & Spencer plc	2.56

Source: abrdn, February 2024

Asset allocation



\*The unencumbered cash figure includes cash or cash equivalents plus any short term assets and liabilities within the fund less any future committed capital expenditures.

Source: abrdn, February 2024.

Property portfolio: regional analysis

Region	Portfolio %
Central London	7.87
Rest of London	13.62
South East	20.71
South West	0.35
Eastern	11.71
East Midlands	0.98
West Midlands	16.05
Yorks/Humber	0.00
North West	7.21
North East	5.13
Scotland	15.21
Wales	1.16

Source: abrdn, February 2024

Property portfolio: sector analysis

Sector	Portfolio %
<b>Retail</b>	<b>18.89</b>
Retail Warehouses	10.03
Standard Retail - South East	1.39
Standard Retail - Rest of UK	4.24
Shopping Centres	3.23
<b>Offices</b>	<b>19.56</b>
Office - Rest of UK	13.66
Office - Rest of South East	5.90
Office - West End & Mid Town	0.00
<b>Industrial</b>	<b>44.23</b>
Industrial - South East	32.25
Industrial - Rest of UK	11.98
<b>Other</b>	<b>17.32</b>

Source: abrdn, February 2024

Market review

According to the MSCI UK Monthly Index for February, total return for all property remained at 0.1% resulting in a 3-month total return of -0.1%. Annual total returns improved for the eighth consecutive month, increasing to 0.7%.

Capital growth for all property dropped to -0.4% in February, down from -0.3% in January although annual capital growth improved to -4.9%. The Office sector continued to exhibit the weakest capital growth out of all sectors at -1.2%, with both City and Rest of UK Offices recording the largest fall in capital values at -1.4%. Retail reported a capital decline of -0.2% over the month, with Retail Warehouses seeing the pace of their valuation decline remain at -0.1% and Standard Retail Rest of UK recording the weakest capital growth in the Retail sector at -0.8%. Industrial continues to outperform both Offices and Retail with flat capital growth in February, with Rest of UK Industrial also seeing no change to valuations ahead of South East Industrial with a capital decline of -0.1%.

Fund performance

During February the Institutional Acc shares returned investors -0.18% over the month. Over the past 3 years the Fund has returned -1.14%, 0.75% behind the IA UK Direct Property benchmark.

Fund management activity

The Fund completed the sale of East Gate, Llanelli, and Princess Street, Manchester, for £9m and £15m respectively during the period. Active asset management continues across the Fund, with ongoing tenant engagement on numerous proposals.

Outlook and Fund positioning

Sentiment to real estate appears paused as investors await conviction to the anticipated interest-rate cuts which are widely viewed as the catalyst for improved returns. While the macro environment will continue to dominate as we move through 2024, sector allocation will remain crucial. Polarisation from both a sector and asset quality perspective will remain a key differentiator for performance. Real estate refinancing poses a risk to our outlook in 2024, but we believe that the risk is more heavily skewed towards the office sector, given the amount of outstanding debt and lack of appetite for lending in this sector. With the outlook for monetary policy becoming more positive, an improvement in UK real estate performance is expected in the second half of 2024.

We continue to forecast that sectors which benefit from longer term growth drivers, such as the industrial sector, will see greater investment demand return and stronger pricing levels. The focus for investors should be on good-quality assets with strong ESG credentials, which should be in a strong position to benefit from a recovery in UK real estate performance and to protect longer-term returns.

The over-arching Fund strategy remains focused on reducing risk within the property portfolio, whilst also retaining an enhanced exposure to liquid assets. Strong asset fundamentals are important at times of volatility. We will continually review and implement enhancements as appropriate to best protect the interests of our customers and investors as matters evolve.

## Important Information

The following risk factors should be carefully considered before making an investment decision:

- The value of investments and the income from them can fall and investors may get back less than the amount invested.
- The abrdn UK Real Estate Feeder Fund invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document.
- Commercial property is less liquid than other asset classes such as bonds or equities. Selling property can be a lengthy process so investors in the fund should be aware that they may not be able to sell their investment when they want to.
- Commercial property transaction charges are higher than those which apply in other asset classes. Investors should be aware that a high volume of transactions would have a material impact on fund returns.
- Property valuation is a matter of judgment by an independent valuer and is therefore a matter of the valuer's opinion rather than fact.
- The fund employs a single swinging pricing methodology to protect against the dilution impact of transaction costs. Due to the high transaction charges associated with the fund's assets, a change in the pricing basis will result in a significant movement in the fund's published price.
- The abrdn UK Real Estate Feeder Fund was previously known as the 'SLI UK Real Estate Accumulation Feeder Fund'.

**To help you understand this fund and for a full explanation of risks and the overall risk profile of this fund and the share classes within it, please refer to the Key Investor Information Documents and Prospectus which are available on our website [www.abrdn.com](http://www.abrdn.com). The Prospectus also contains a glossary of key terms used in this document.**

The fund's Authorised Corporate Director is abrdn Fund Managers Limited.

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