

UK Commercial Property REIT Limited

Dreams beds down at St George's Retail Park in Leicester

Wednesday 10 October 2018: UK Commercial Property REIT Limited ("UKCM" or the "Company"), which is managed and advised by Aberdeen Standard Investments and owns a diversified portfolio of high quality income-producing UK commercial property, announces that it has let a 5,000 sq ft retail unit at St George's Retail Park in Leicester to Dreams, a specialist bed retailer.

Dreams has agreed to a 10 year lease at £20 per sq ft, in line with ERV, with an open market, upwards only rent review at year five. The new store is expected to open in late 2018 and will join existing occupiers including Aldi, Iceland, Pets at Home and Currys. UKCM has also exchanged a new 10 year lease with Costa Coffee, which will open a new coffee convenience pod at the asset in 2019.

The construction of an additional three units totalling 24,450 sq ft, which forms part of the wider asset management strategy for the Retail Park, is on track to practically complete later this year. The units, which are 100% pre-let to Laura Ashley, Tapi Carpets and Wren, are expected to open in the New Year.

Will Fulton, Lead Manager of UKCM at Aberdeen Standard Investments, said: "Dreams is a major UK retailer and we look forward to welcoming them to St George's Retail Park. Our asset management programme for this asset is progressing well as we focus on diversifying the tenant mix and improving the overall consumer experience to drive footfall."

UKCM was advised by Cushman & Wakefield and Morgan Williams.

ENDS

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Notes to Editors - UK Commercial Property REIT

UK Commercial Property REIT is a FTSE 250 Real Estate Investment Trust listed on the London Stock Exchange. It aims to provide shareholders with an attractive level of income together with the potential for capital and income growth from investing in and managing a £1.416bn (as at 30 June 2018) diversified portfolio of high-quality, income producing UK commercial property which generated rental income of £69.8 million in 2017 (Company Annual Report & Accounts). The portfolio has a strong bias towards prime, institutional quality properties and is diversified by location and sector across the UK.

*Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments. The Company is managed and advised by Standard Life Investments (Corporate Funds) Limited (the Company's appointed AIFM). Will Fulton, a qualified Chartered Surveyor with 30 years of experience in the industry, has been Lead Manager since April 2015. Investors should refer to the Key Information Document prior to making an investment decision.

Further information on the Company's investment policies, the types of assets in which the Company may invest, the markets in which it invests, borrowing limits as well as details of its management, administration and depositary arrangements can be found in the Company's Annual Report and Investor Disclosure Document. The above documents are available on the Company's website www.UKCPREIT.com. Paper copies of these documents are available on request, free of charge, via the contact details outlined on the website.

Property is a relatively illiquid asset class, the valuation of which is a matter of opinion. There is no recognised market for property and there can be delays in realising the value of property assets. Investors should be aware that past performance is not a guide to future results. The value of investments, and the income from them, can go down as well as up, and an investor may get back less than the amount invested.

For further information on UK Commercial Property REIT, please visit www.UKCPREIT.com.