

September 2018

Reasons Why



Aberdeen European Balanced Property Fund

01 High-quality real estate in Europe

An opportunity to access a well-diversified, open-ended fund invested in office, retail and logistics assets across the Eurozone.

02 Green-star-rated fund

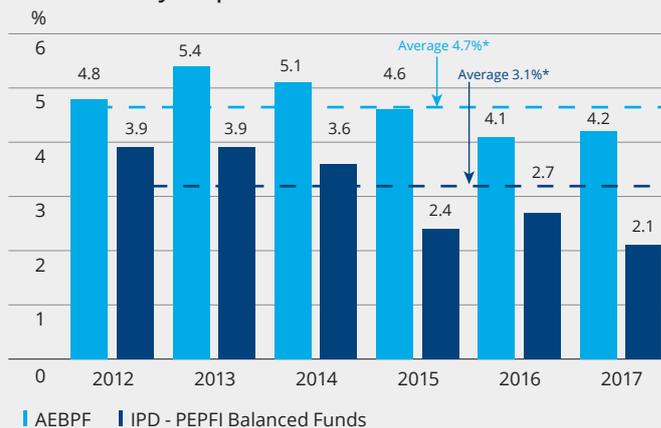
The Fund has a four-star rating (out of five) from the Global Real Estate Sustainability Benchmark (GRESB) agency. Environmental, social and governance (ESG) is vital to us and is integrated into all aspects of our investment process.



03 High and stable income returns

The Fund has a proven track record over 12 years. It has consistently outperformed its peer group, producing an average distribution yield of 4.7% over the last five years (Q1 2014-Q1 2018).¹

Distribution yield per annum in %



* Average period: 2012-2017. Past performance is not a guide to future results. Source: IPD, Aberdeen Standard Investments, December 2017.

04 Creating a strong portfolio

We manage high-quality, core real estate with durable income streams. The Fund is invested across seven countries where we manage 23 assets and 214 tenants.¹

- Low vacancy rate: 2.8%¹
- Longer income: WAULT⁴ currently 9.8 years
- Modest leverage: loan to value is currently 9% and the long-term average target is 25%¹

05 A winning strategy

We have a long-term investment process with a focus on active portfolio management and stock selection. We use a bottom-up strategy for selecting assets, rather than taking country views. We are target driven, not benchmark driven.

06 Global reach, local expertise

An established fund management team in Europe manages the Fund with support from a wider team of over 270 real estate professionals located across the globe. They have a strong regional network of contacts and an 'on-the-ground' understanding of local market conditions. Our approach is global but implemented locally.

¹ Source: Aberdeen Standard Investments, as at 30 June 2018

⁴ Weighted average unexpired lease term (WAULT), excluding breaks, as at 30 June 2018

Aberdeen European Balanced Property Fund

Discrete Annual Returns (%)

	2017	2016	2015	2014	2013
European Balanced Property Fund	5.5	7.4	9.0	2.8	2.7
MSCI/IPD PEPFI (Pan-European Property Funds Index) Balanced Fund Index	6.3	5.7	8.1	6.1	1.5

Fund returns are net of fees

Source Aberdeen Standard Investments and MSCI/IPD PEPFI (Pan-European Property Funds Index) Balanced Fund Index, as at 31 December 2017.

Past performance is not a guide to future results.

Key Facts

Investment universe	Direct commercial property in Europe
Fund size	€854.3 million ³
Fund structure	Luxembourg SICAV-FIS
Currency	Euro
Launch date	5 September 2016
Minimum investment	€3 million
Target investors	Professional investors only (48 ³ currently)

³ Source: Aberdeen Standard Investments, 30 June 2018

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121034218 09/18 | DH: GB-100918-71870-1