Lifting of the decision to defer the Standard Life Commercial Ground Rent Pension Fund

Following the huge market disruption because of COVID-19, in March 2020, the External Valuer for the Standard Life Commercial Ground Rent Pension Fund (“Fund”) told us that it was not possible to provide accurate and reliable valuations for the properties held in the Fund. We were, therefore, unable to produce a price for the Fund which reflected the assets’ true market value.

As a result, the decision was made to defer the Fund with effect from 1.00pm on the 18 March 2020. The decision to defer trades was made to treat all customers fairly and to protect the interests of all investors in the Fund.

Standard Life has now been informed by the Fund’s External Valuer that, having passed the initial shock, market transactions are now taking place factoring in uncertainty as a result of COVID-19 and there is sufficient market based activity and evidence in the majority of sectors to remove the material valuation uncertainty clause in respect of all of the properties in the Fund valued by them.

By lifting the deferral, Standard Life has confirmed that dealing in the Fund will return to normal on 1 October 2020 with the first valuation point being 2pm on that date.

The Fund has successfully navigated a very difficult market environment over the last few months. We have worked hard to support our tenants at this time and are pleased that the rental receipts were 51% for Q2 2020 and are at 63% for Q3 2020.

If you have any questions about the information in the update, please contact your usual Aberdeen Standard Investments representative.

Important Information
Investment involves risk. 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. Past performance is not a guide to future results.

United Kingdom (UK): Aberdeen Asset Managers Limited, registered in Scotland (SC108419) at 10 Queen's Terrace, Aberdeen, AB10 1XL. Standard Life Investments Limited registered in Scotland (SC123321) at 1 George Street, Edinburgh EH2 2LL. Both companies are authorised and regulated in the UK by the Financial Conduct Authority. DH: GB-220920-129585-1