

Standard Life Pooled Property Pension Fund

Pooled Pension Investment Fund, Property Fund

Q4 2023, 31 December 2023

Objective

The fund aims to provide long term growth from a combination of income and capital growth by investing predominantly in prime quality UK properties. Typically the fund will invest in a mix of freehold and leasehold properties selected from across the retail, office, industrial and other sectors. The fund may also invest in European properties and in property development opportunities. As well as direct investments, the fund may also invest indirectly in property through investment vehicles such as quoted and unquoted property companies or collective investment schemes.

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.

The value of investments within the fund can fall as well as rise and is not guaranteed - you may get back less than you pay in. The fund may use derivatives for the purposes of efficient portfolio management, reduction of risk or to meet its investment objective if this is permitted and appropriate. The sterling value of overseas assets held in the fund may rise and fall as a result of exchange rate fluctuations.

Fund Information *

Composition by Sub-Sector

	Fund %
Industrials - Rest of UK	24.7
Industrials - South East	22.1
Other Commercial	13.6
Retail Warehouses	9.3
Cash or Equivalent	7.4
Standard Retail - South East	6.6
Offices - City	6.4
Value of listed property investments	3.4
Offices - West End	3.0
Shopping Centres	2.9
Standard Retail - Rest of UK	0.7
Offices - Rest of South East	0.0
Offices - Rest of UK	0.0

Top Ten Holdings

Location	Property/Direct Investment	Value Band (£)
Birmingham	Gravelly Industrial Park	150m - 200m
Beckton	SLVG Investment in GRUT	100m - 150m
London	Grosvenor House	100m - 150m
London	The Farmiloe Building	100m - 150m
Dagenham	Thames Gateway Park Phase 3	50m - 100m
Milton Keynes	Plot 230 Magna Park	50m - 100m
Lincoln	St Marks Shopping Centre West	50m - 100m
Harlow	The Water Gardens	50m - 100m
London	5 Welbeck Street	25m - 50m
London	Sainsbury's Market, Victoria	25m - 50m

Fund Sub-Sector Exposure against IPD UK PPF Index-All Balanced Funds

	Fund (%) 31/12/23	IPD (%) 31/12/23
Industrials - Rest of UK	24.7	13.8
Industrials - South East	22.1	26.0
Offices - City	6.4	3.0
Offices - Rest of South East	0.0	6.4
Offices - Rest of UK	0.0	4.7
Offices - West End	3.0	7.2
Other Commercial	13.6	13.2
Retail Warehouses	9.3	11.8
Shopping Centres	2.9	0.9
Standard Retail - Rest of UK	0.7	1.2
Standard Retail - South East	6.6	4.3
Value of listed property investments	3.4	0.0
Cash or Equivalent	7.4	7.5

Top Holdings

Location	Property	Fund %
Birmingham	Gravelly Industrial Park	10.6
Beckton	SLVG Investment in GRUT	6.8
London	Grosvenor House	6.6
London	The Farmiloe Building	6.4
Dagenham	Thames Gateway Park Phase 3	6.3



Key Facts

Fund Manager	David A Stewart
Fund Manager Start	1 Apr 2011
Launch Date	1 Nov 1984
Current Fund Size*	£1574.9m
Fund Code	HS
Average Value of Directly Held Assets	GBP 41.3m
Average Lease Length	8.7 years
Fund Yield	4.08%

*Net Asset Value

Fund ratios are calculated against the relevant sector peer group over 3 years to 30 June 2021.

Source: abrdn

abrdn has not considered the suitability of investment against your individual needs and risk tolerance. If you are in any doubt as to whether this fund is suitable for you, you should seek advice. An adviser is likely to charge for advice. We are unable to provide investment advice.

This fund is marketed by abrdn on behalf of Standard Life Assurance Limited.

Useful numbers -
Global Client Services
0345 271 9506

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Fund Performance *
Year on Year Performance

	Year to 31/12/23 (%)	Year to 31/12/22 (%)	Year to 31/12/21 (%)	Year to 31/12/20 (%)	Year to 31/12/19 (%)
Fund HS	3.51	-17.99	24.83	-0.45	-1.32
AREF/IPD UK Property Funds Index - All Balanced Funds Weighted Average	-1.42	-9.46	19.14	-1.05	1.59
Relative	5.00	-9.42	4.77	0.60	-2.86

Source: abrdn (Fund) and Datastream (Index).

Cumulative Performance

	Q4 (%)	1 Year (%)	3 Years (% p.a.)	5 Years (% p.a.)
Fund HS	-0.66	3.51	1.95	0.80
AREF/IPD UK Property Funds Index - All Balanced Funds Weighted Average	-1.16	-1.42	2.07	1.34
Relative	0.51	5.00	-0.12	-0.53

Source: abrdn (Fund) and Datastream (Index).

Note: The information shown relates to the past. Past performance is not a guide to the future. The value of your investment can go down as well as up. Performance figures are quoted on a net basis over the stated period. They do not allow for any charges which may be deducted.

The stated performance is calculated on the basis of close of business in the underlying markets to allow comparison on a consistent basis. This performance is indicative only, and should not to be relied on for the purposes of valuation. The actual unit price used for dealing and valuation purposes is based on our normal valuation point, i.e. typically 2pm.

Definitions

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.

Fund 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. Please note that this income stream may be subject to taxes and charges.

Cash and Other - may include bank and building society deposits, other money market instruments such as Certificates of Deposits (CDs), Floating Rate Notes (FRNs) including Asset Backed Securities (ABSs), Money Market Funds and allowances for tax, dividends and interest due if appropriate.

Other Commercial - Can include hotels, car showrooms, car parks and leisure sector units.

Queue for withdrawals now cleared - on 26 January 2009 we introduced a queueing system for clients wishing to take money out of our Pooled Property Fund with such requests subject to a deferral period of up to twelve months. This queueing system was introduced to manage requests to withdraw money from the fund in the difficult market conditions where selling property at a reasonable price became more difficult to achieve. The queueing process was designed to help us control the process of selling properties and achieve a better price for our clients. More recently, conditions in the commercial property market have improved with signs of confidence beginning to return to the market. Effectively managing cash flows into the Pooled Property Fund - as investor interest in commercial property has resumed we are carefully managing inflows into the Pooled Property Fund via a waiting list. The fund is not closed to new business. We are continuing to advise potential clients that new allocations may take 6 months to gain access to the fund, although in practice it may be quicker, or slower than this. We remain confident of our ability to source and acquire good quality stock at sensible pricing using the waiting list, as evidenced by the recent deal flow.

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