

UK Commercial Property REIT Limited

UKCM secures 14,518 sq ft lease to Currys at St George's Retail Park in Leicester

27 January 2020: UK Commercial Property REIT Limited (“UKCM” or the “Company”) (FTSE 250, LSE: UKCM), 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 completed a lease renewal with Currys DSG on a 14,518 sq ft retail unit at St George's Retail Park in Leicester.

DSG, the parent company of several electronics retailers including Currys and PC World, signed the 10 year lease renewal at a rent in line with ERV, with a fixed uplift following the expiry of the previous lease in November 2019.

Currys join Costa Coffee, which opened a coffee convenience pod on a 10 year lease in March 2019, in addition to Aldi, Iceland, Pets at Home, Laura Ashley, Tapi, and Home Bargains.

Will Fulton, Lead Manager of UKCM at Aberdeen Standard Investments, said: “St George's Retail Park is one of Leicester's primary retail destinations and this latest renewal secures a key operator for a 10 year term. St George's continues to improve and provides consumers a quality offering.”

UKCM was advised by Harvey Spack Field and Morgan Williams.

ENDS

For further information please contact:

Richard Sunderland / Claire Turvey / Eve Kirmatzis/ Andrew Davis, FTI Consulting

Tel: 020 3727 1000

Email: ukcpreit@fticonsulting.com

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 £1,419bn (NAV as at 30 September 2019) diversified portfolio of high-quality, income producing UK commercial property generating contracted annual rental income of £71.3 million (Interim Report & Accounts for the half year ended 30 June 2019). The portfolio has a strong bias towards prime, institutional quality properties and is diversified by location and sector across the UK.

* 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.