

UK Commercial Property REIT Limited

UKCM completes sale of office asset in Hemel Hempstead

15 January 2020: 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 completed the sale of Meadowside House, an office investment in Apsley, Hemel Hempstead, to Aprirose. The sale was agreed at a price 5% ahead of the June 2019 valuation.

The asset, located approximately two miles from Hemel Hempstead town centre, comprises 43,000 sq ft of office space arranged over a ground and first floors and is fully let to Hertfordshire County Council (the “Council”). The sale follows the agreement by UKCM of a new 10-year reversionary lease at a rent of £19 per sq ft, which reflected a 36% increase on the previous passing rent.

Will Fulton, Lead Manager of UKCM at Aberdeen Standard Investments, said: “Having successfully completed the asset management programme in line with our business plan, we have concluded the sale of Meadowside House ahead of the June 2019 valuation to a buyer with a different risk return profile. The disposal allows us to deliver both attractive returns for our investors and provides us with further funds to reinvest into attractive, income accretive assets where we see longer term opportunity.”

Savills acted for UKCM.

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 £1,419bn (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.