

UK Commercial Property REIT Limited

UKCM secures letting with Home Bargains at St George's Retail Park in Leicester

Wednesday 13 February 2019: 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 let a 25,882 sq ft retail unit at St George's Retail Park in Leicester to Home Bargains, one of the UK's leading retailers.

Home Bargains has agreed to a 15 year lease in line with ERV and with fixed uplifts every five years. The new store is expected to open in summer 2019, joining existing occupiers including Aldi, Iceland, Pets at Home and Currys.

The construction of an additional three units totalling 24,450 sq ft, which forms part of the wider asset management strategy for the Retail Park, has practically completed. Leases have been completed with Laura Ashley, Tapi Carpets and Wren, who are fitting out and will open in the coming months. Costa Coffee will also open a coffee convenience pod at the asset in Spring 2019 on a 10 year lease.

Will Fulton, Lead Manager of UKCM at Aberdeen Standard Investments, said: "We look forward to welcoming another major UK retailer to St George's Retail Park when Home Bargains opens its store this summer. We have created a diverse line-up of occupiers in line with our asset management programme to improve the overall consumer experience, drive footfall and ensure this remains one of the area's key retail destinations."

UKCM was advised by Morgan Williams and Cushman & Wakefield.

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 £1.416bn (as at 30 September 2018) diversified portfolio of high-quality, income producing UK commercial property which generated rental income of £69.8 million in 2017 (Company Annual Report & Accounts). The portfolio has a strong bias towards prime, institutional quality properties and is diversified by location and sector across the UK.

*Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments. 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.