

THE LOCAL AUTHORITIES'
PROPERTY FUND
INTERIM REPORT AND
UNAUDITED FINANCIAL STATEMENTS

Half year ended 30 September 2019

CCLA

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*Collectively, these comprise the Manager's Report.

References to "CCLA" refer to the CCLA Group, comprising CCLA Investment Management Limited and CCLA Fund Managers Limited.

Disability Discrimination Act 1995

Extracts from the Interim Report and Unaudited Financial Statements are available in large print and audio formats.

STRUCTURE OF THE FUND

for the half year ended 30 September 2019

Structure and management

The Local Authorities' Property Fund (the "Fund") is established under a Scheme approved by HM Treasury under Section 11 of the Trustee Investments Act 1961 together with the Trust Deed dated 6 April 1972 as amended by a Supplemental Trust Deed dated 13 September 1978.

The Local Authorities' Mutual Investment Trust (the "Trustee") is a company limited by guarantee. It does not have share capital and acts as the Trustee and Operator of the Fund.

The Trustee is controlled by members and officers of a council appointed by the Local Government Association, the Convention of Scottish Local Authorities, the Northern Ireland Local Government Officers' Superannuation Committee and unitholders represented by the Trustee.

The Members of the Council meet regularly to receive reports and monitor the progress of the Fund.

The Fund is an open-ended, unregulated collective investment scheme. It is classified as an Alternative Investment Fund under the Alternative Investment Fund Managers Directive ("AIFMD"). It is domiciled in the United Kingdom and subject to appropriate UK laws and regulations.

CCLA Fund Managers Limited ("CCLA FM"), an authorised full-scope UK Alternative Investment Fund Manager ("AIFM"), has been appointed by the Trustee as the Manager of the Fund. The Manager has appointed CCLA Investment Management Limited ("CCLA IM") as the Investment Manager of the Fund under an Investment Management Agreement. The Manager has delegated to the Investment Manager the fund management, administration and secretarial functions of the Fund. CCLA FM is a wholly owned subsidiary of CCLA IM.

The Trustee has delegated to CCLA IM the registrar functions of the Fund under a Registrar Agreement. CCLA Fund Managers Limited and CCLA Investment Management Limited are both authorised and regulated by the Financial Conduct Authority ("FCA"). As at 30 September 2019 the Trustee owns 13.42% of the ordinary share capital of CCLA IM.

HSBC Bank plc, an AIFMD authorised Depositary, has been appointed in accordance with the AIFMD requirements as the Depositary of the Fund. The primary functions of the Depositary are cash flow monitoring, safekeeping of assets and oversight of operational functions.

STRUCTURE OF THE FUND

for the half year ended 30 September 2019

Investment objectives

The Fund provides facilities exclusively for local authorities and other public sector organisations to invest in commercial and industrial property on a collective basis so as to obtain a spread of risk with constant expert property management. The Fund aims to provide investors with a high level of income and long-term capital appreciation.

Investment policy

The Fund's powers of investment are not restricted either to particular types of property or, subject to the consent of HM Treasury, to specific parts of the world. However, it is the present policy to confine investment to commercial and industrial properties and property pooled funds within the United Kingdom.

A suitable spread is maintained between different types of property and geographic location. Overriding importance is attached to location, standard of construction and to covenant quality of the tenants. The portfolio is kept under constant review with the object of disposing of any property if appropriate returns have not been achieved or if future growth prospects diminish unacceptably. Properties are regularly inspected to ensure that the tenants comply with maintenance and other contractual obligations. Finance may be provided for suitable property developments.

Any proposed amendment to the investment objective or policy of the Fund must be approved by HM Treasury and sanctioned by a special resolution of the Trustee.

Benchmark

The performance benchmark for the Fund is the MSCI/AREF UK Other Balanced Quarterly Property Fund Index calculated on a net asset value basis, after all expenses.

The benchmark covers the investment performance of 22 property funds valued at £23.6bn as at 30 September 2019, ranging in size from £124m to £3.4bn.

A benchmark comparison is also used to review and monitor the performance of the Fund's property portfolio. This provides an appropriate and durable index for measuring the performance of the Fund's property assets and details can be supplied on application to the Manager.

Eligible contributors

Units of the Fund can only be issued to and owned by local authorities in the United Kingdom which are entitled to receive distributions from the Fund gross of tax.

STRUCTURE OF THE FUND**for the half year ended 30 September 2019****Monthly subscription dates**

Investment in the Fund may be made by a local authority on any month end valuation date. Withdrawals from the Fund may be made by a local authority on any month end valuation date. The Fund may, however, at its discretion, defer the processing of any application or withdrawal, as it may deem fit, for a period of up to six months, to allow time for the purchase or sale of properties to utilise funds, meet the withdrawals or to protect the interest of the unitholders in the Fund, if required.

Borrowing powers

The Trustee believes that the management of a property portfolio is facilitated by the exercise of a limited power to borrow and the Scheme provides for borrowings of up to 25% of the value of the Fund. The Fund has in place borrowing facilities of £30m.

These facilities can also be used to accommodate timing differences between the availability of funds for investment and the making of suitable property purchases.

The Fund does not use any financial instruments or derivatives for the purpose of interest rate hedging or for any other purpose.

REPORT OF THE TRUSTEE for the half year ended 30 September 2019

We have pleasure in presenting our interim report of the Fund to the unitholders of the Fund.

Responsibilities of the Trustee

The Trustee is responsible for approving the Fund's property investment strategy, monitoring diversification, suitability and risk, reviewing the performance of the Fund and approving its distribution payments. In addition, we have monitored the administration, expenses and property valuations of the Fund.

The Trustee meets four times in each calendar year to undertake the responsibilities detailed above.

Controls and risk management

CCLA FM has a risk management framework which provides a methodology for the assessment, mitigation and reporting of risk, ensuring a high quality of risk management and control is maintained for all funds under the Manager's control. The effectiveness of risks and controls is assessed by the directors of the Manager, with the help of the assurance function, on a continuing basis. On an annual basis, the Trustee receives and considers an operational risk report from the Manager.

During the period, the Trustee reviewed the annual operational risk report, which records any residual risks outside the risk appetite set by the Manager and the actions being taken to mitigate those risks.

Compliance with Trust Deed and Management Agreement

Following our regular meetings and consideration of the reports and papers we have received, we are satisfied that the Manager, to whom we have delegated the administration and management of the Fund, has complied with the terms of the Fund's Trust Deeds and the Management Agreement.

R Kemp CBE
Chairman of The Local Authorities'
Mutual Investment Trust
25 November 2019

REPORT OF THE PROPERTY MANAGER for the half year ended 30 September 2019

Performance

Over the period to the 30 September 2019 the Fund achieved a total return, after all expenses, of 1.2%. Over the same period the Fund's benchmark, the MSCI/AREF UK Other Balanced Quarterly Property Fund Index, recorded a total return of 1.1%. Consistent with the performance objectives and the investment strategy, the Fund again provided an above average income yield. Quarterly income distributions totalled 6.60p, an income return for the period of 2.1%. In contrast, capital values fell, reflecting broad weakness across in the sector. The Unit price declined by -0.9% to 303.84p.

The Fund's results reveal the broad disparity of returns at the sub-sector level. Valuation weakness has been most pronounced in retail whilst the weighting to industrials and to the 'other' sector, which includes hotels, has been helpful. Management activity has added value and there has been support to values from lease events.

On the current rate of income distribution, the Fund's yield is 4.4%. This compares to 3.7% on the Fund's Benchmark and 2.7% on the All Property Fund Index. The Fund's performance record compared to the benchmark over longer term periods to 30 September 2019 is shown in the table below.

Annualised total return against benchmark to 30 September 2019 (after expenses)

	6 months %	1 year %	3 years %	5 years %	10 years %
Performance against market indices (after expenses)					
The Local Authorities' Property Fund	1.22	4.46	7.13	7.84	10.24
MSCI/AREF UK Other Balanced Quarterly Property Fund Index	1.13	2.82	7.20	8.09	8.92

Source: CCLA

Past performance is not a reliable indicator of future returns.

REPORT OF THE PROPERTY MANAGER for the half year ended 30 September 2019

Market review

Protracted Brexit uncertainty has been an unsettling backcloth to the sector, but it has not been the only negative factor. A maturing valuation cycle and structural excess supply in key areas, together with a reduced flow of good quality assets for sale, have also acted to depress activity. As a result, transaction volumes have fallen far below the long-term averages. In these conditions valuers have become increasingly cautious, reflecting the lack of market evidence on which to base their valuations and this has been another factor working to push prices lower. Overall, capital values have now recorded four consecutive quarters of modest decline. By far the weakest part of the market has been the retail sector, where not just capital values, but also rents have been falling. Over the past six months retail values have declined by 5.3% and rents are 2.0% lower. In contrast, industrial assets have made

progress and here rental value growth, although slowing, has continued. Disappointing though the trend in capital values has been, total sector returns have remained positive due to the support from income. The MSCI Total Return Index was +0.8% for the last six months, led by an income return of 2.3%. Over the last twelve months a positive total return of 2.0% is due to the 4.6% income return.

Activity

Cash flows into the Fund have remained strong and investment acquisition activity has remained of key importance. Expenditure on new assets has amounted to some £94.6m in a half year in which three acquisitions were completed. The tenant covenant strength of the new assets provides secure income streams, the potential for income growth and for active management opportunities in the future.

Property acquisitions in the half year ended 30 September 2019

Location	Sector	Tenant	Purchase Price	Initial Yield	Date
52-55 Friar St & 12 Greyfriars READING	Other	Sainsbury's Supermarkets Ltd	£10.8m	4.2%	May 2019
3 Cathedral Street LONDON	Offices/Shops	Kaplan Estates Ltd	£48.8m	5.0%	June 2019
Kings Orchard BRISTOL	Offices	Bevan Brittan LLP	£35.0m	5.2%	July 2019

REPORT OF THE PROPERTY MANAGER for the half year ended 30 September 2019

Activity

One property was sold, a part vacant office building on St.Vincent Street in central Glasgow. A key part of this holding was recently acquired and this, together with the existing asset, created an attractive redevelopment opportunity which was sold at a price substantially ahead of the valuation. By the 30 September 2019, the Fund was fully invested.

Several new leases, lease renewals and rent reviews have taken place, supporting income and capital valuations. Noteworthy were the re-letting of the ex-Homebase retail warehouse property in Nottingham and the completion of a reversionary lease in Cambridge. In Nottingham, the tenant's lease was terminated following a Company Voluntary Arrangement (CVA) and the asset was immediately leased on a 20-year term guaranteed by The Sytner Group. At Cambridge Science Park the reversionary lease extended the income stream received from AstraZeneca to November 2023. Good progress has been made towards completing the major office refurbishment project at The Arena in Bracknell, however, this property is currently a source of significant capital expenditure and will be a drag on Fund performance until new lettings are secured. The portfolio void rate was reduced in the half year from 9.1% to 7.5%. This is made up of investment vacancies in the portfolio at 3.3%, and development projects of 4.2%. In comparison, MSCI records a total void rate of 6.7% for the sector.

Strategy

The strategy remains consistent with our bottom-up investment approach that reflects the nature of the property sector and its longer-term performance characteristics. It is also firmly aligned with the Fund's performance objectives of providing a high and above average income yield and a competitive total return over the longer-term. A bias towards higher yielding and shorter lease assets helps the Fund avoid the need to accept lower quality assets or use gearing to support returns, however it also brings with it the need for active asset management to optimise returns and keep risk under control.

The Fund's portfolio structure is weighted towards offices and industrials, whilst a cautious approach to the retail sector means allocations to high street assets are low and relatively underweight. An attractive range of investment management opportunities exist within a portfolio that combines a core of high-quality properties that offer the potential for significant growth in capital and income over time. Recent activity has seen increased weightings in the industrials and in the 'other' sector which have extended the lease expiry profile, reinforcing both income security and income growth prospects.

REPORT OF THE PROPERTY MANAGER for the half year ended 30 September 2019

The issue of new units and redemptions

Over the course of the half year to 30 September 2019, £61m of new money was received, sourced from 24 local authorities. There are now 244 authorities invested in the Fund. There were no redemption requests outstanding as at the half year end. At the end of the period the Fund had grown to £1,166m compared to £1,122m at the start of the period.

Outlook

The sector faces a number of challenges in the period ahead, at the macro level and also from within. At a high level, Brexit uncertainty continues and there is also the issue of a broad slowdown in economic activity. Within the industry the problems that have affected the retail sector are likely to continue. That said, even though these issues are important and will have a negative impact on sentiment, valuations are expected to ease moderately rather than be subject to substantial downwards pressure. In this environment there will be an inevitable focus on asset quality and income security. These characteristics are most likely to be found in areas such as industrials, the 'other' sector and parts of the office sector, notwithstanding that these areas have already demonstrated relative strength. Overall our expectation is that sector returns will be modestly positive, with a minor overall fall in capital values offset by the high level of income.

REPORT OF THE PROPERTY MANAGER for the half year ended 30 September 2019

Association of Real Estate Funds

The Fund complies with the minimum requirements of the Association of Real Estate Funds (AREF) Code of Practice, which is a voluntary Code which aims to encourage members of AREF to adopt best practice whenever possible.

The Code is publicly available and published on the Association's website: www.aref.org.uk.

P Hannam
Head of Property
CCLA Investment Management Limited
25 November 2019

Risk warning

The Fund's units and the revenue from them can fall as well as rise and an investor may not get back the amount originally invested. Past performance is no guarantee of future returns.

Property and property related assets are inherently difficult to value because of the individual nature of each property. As a result valuations are open to substantial subjectivity. There is no assurance that the valuations of the properties will reflect the sale price achieved even where such sale occurs shortly after the valuation point.

The performance of the Fund could be affected adversely by a downturn in the property market in terms of capital value or a weakening of rental yields. The revenue received by the Fund is dependent to a large extent upon the occupancy levels of any property owned by the Fund and the rents paid by these tenants.

Rental revenues and property values are affected by changes in general economic climate and local conditions.

Property values are dependent in particular on current rental values, prospective rental growth, lease lengths, tenant credit worthiness and the valuation yield (which is itself related to interest rates, the market appetite for property investment in general and with reference to the specific property in question) together with the nature, location and physical condition of the property concerned.

The Fund's units are intended only for long term investment and are not suitable for money liable to be spent in the near future. The units are realisable only on each monthly dealing day and a period of delay may be imposed for redemption of units depending on the Fund's liquidity.

STATEMENT OF TRUSTEE AND MANAGER RESPONSIBILITIES for the half year ended 30 September 2019

Responsibilities of the Trustee and Manager

The Trustee of the Fund is required by the Trust Deed to prepare accounts which give a true and fair view of the financial position of the Fund at the end of each half yearly accounting period and the movement in net assets for the period then ended, together with the information set out in clause 15(1) of the Trust Deed. In preparing these accounts the Trustee is required to:

- select accounting policies that are appropriate for the Fund and apply them on a consistent basis;
- comply with the disclosure requirements of the Statement of Recommended Practice relating to Authorised Funds issued by the Investment Association in May 2014 (and amended in June 2017);
- follow generally accepted accounting principles and applicable United Kingdom accounting standards;
- keep proper accounting records which enable the Manager to demonstrate that the accounts, as prepared, comply with the above requirements;
- make judgments and estimates that are reasonable and prudent; and
- prepare the accounts on a going concern basis that the Fund will continue in operation unless it is inappropriate to presume this.

The Trustee has delegated to the Manager the day-to-day management, accounting and administration as permitted by the Trust Deed and the Manager is required to carry out these duties in accordance with the terms of the Trust Deed.

The Trustee is also required to manage the Fund in accordance with the Trust Deed and take reasonable steps for the prevention and detection of fraud and other irregularities.

Under AIFMD the Manager acquired certain additional responsibilities including, ensuring compliance with AIFMD and that any delegation by the Manager is in accordance with AIFMD.

Should the Manager wish to retire, the Manager can only be discharged from its duties under the Scheme following the appointment of a replacement Manager who is eligible under AIFMD to act as Manager of the Fund.

STATEMENT OF DEPOSITARY RESPONSIBILITIES AND REPORT OF THE DEPOSITARY for the half year ended 30 September 2019

Responsibilities of the Depositary

The Depositary must ensure that the Fund is managed in accordance with the Financial Conduct Authority's Investment Funds Sourcebook, ("the Sourcebook"), the Alternative Investment Fund Managers Directive ("AIFMD") (together "the Regulations") and the Fund's Scheme Information.

The Depositary must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Fund and its investors.

The Depositary is responsible for the safekeeping of the assets of the Fund in accordance with the Regulations.

The Depositary must ensure that:

- the Fund's cash flows are properly monitored and that cash of the Fund is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, repurchase, redemption and cancellation of units are carried out in accordance with the Regulations;
- the assets under management and the net asset value per share of the Fund are calculated in accordance with the Regulations;
- any consideration relating to transactions in the Fund's assets is remitted to the Fund within the usual time limits;

- the Fund's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ("the AIFM") are carried out (unless they conflict with the Regulations).

The Depositary also has a duty to take reasonable care to ensure that the Fund is managed in accordance with the Scheme Information in relation to the investment and borrowing powers applicable to the Fund.

Having carried out such procedures as we consider necessary to discharge our responsibilities as Depositary of the Fund, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Fund, acting through the AIFM has been managed in accordance with the rules in the Sourcebook, the Scheme Information of the Company and as required by the AIFMD.

HSBC Bank plc
Trustee and Depositary Services
8 Canada Square
London E14 5HQ

HSBC Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority
25 November 2019

REPORT OF THE VALUERS

Dear Sirs,

The Local Authorities' Property Fund
Property valuation as at 30 September 2019

In accordance with your instructions received from The Local Authorities' Property Fund ("the Fund") to value all the property investments owned by the Fund ("the Properties") on a monthly basis, we have valued the Properties as at 30 September 2019. The valuation has been prepared on the basis of Fair Value, in accordance with the current edition of the RICS valuation-Professional Standards published by the Royal Institution of Chartered Surveyors (RICS). We understand that our valuation is required for unit pricing and financial statements purposes. Our report is addressed to the Fund.

We are of the opinion that the aggregate Fair Values of all the properties held by the Fund as at 30 September 2019 is **£1,171,158,000 (One Billion, One Hundred and Seventy One Million, One Hundred and Fifty Eight Thousand Pounds)**.

Details of the basis of our valuation and the individual properties are set out in our valuation report, addressed to CCLA, dated 30 September 2019.

Yours faithfully,

Knight Frank LLP
25 November 2019

SUMMARY RISK INDICATOR

The European Union imposed legislation which sets out detailed guidelines for the calculation of the risk ratings of products to be portrayed through a summary risk indicator. It is intended to be a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because the Manager is not able to pay you. The risk of the product may be significantly higher than the one represented in the summary risk indicator where the product is not held for the recommended holding period (RHP).



The Manager has classified the Local Authorities' Property Fund as 2 out of 7, which is a low risk class. This rates the potential losses from future performance at a low level and poor market conditions are very unlikely to impact the Manager's capacity to pay you. This classification is not guaranteed and may change over time and may not be a reliable indication of the future risk profile of the Fund. The lowest category does not mean risk free.

The summary risk indicator assumes investment in the Fund for the RHP of five years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The Fund should be considered illiquid as it is not admitted to trading on a secondary market and no alternative liquidity facility is promoted by the Manager or a third party. Property is recognised as an illiquid asset and is thus most suited to long-term investment. However, investors can request redemption at any time and the Fund normally deals on the last business day of each month. The Fund does not include any protection from future market performance, so you could lose some or all your investment.

Commercial property can be an illiquid asset class and the Manager has the discretion to defer redemptions if it believes doing so is in the interest of investors and the good management of the Fund. Where an investor makes an application to sell or cancel units the Manager may, with the agreement of the Trustee, arrange to transfer Fund Property out of the Fund in place of payment in cash for the units, but only if it is judged by the Manager not to disadvantage the remaining investors.

A more detailed description of risk factors that apply to this product is set out in the latest Scheme Information, which is available on the Manager's website or by request.

COMPARATIVE TABLE

Change in net assets per unit

	Income units				
	Half year to 30.09.2019 pence per unit	Year to 31.03.2019 pence per unit	Year to 31.03.2018 pence per unit	Year to 31.03.2017 pence per unit	Year to 31.03.2016 pence per unit
Opening net asset value per unit	305.20	301.27	287.34	291.72	274.08
Return before operating charges	7.06	20.29	30.38	11.62	34.13
Operating charges	(3.60)	(3.28)	(2.75)	(2.81)	(2.53)
Return after operating charges	3.46	17.01	27.63	8.81	31.60
Distributions on income units	(6.60)	(13.08)	(13.70)	(13.19)	(13.96)
Closing net asset value per unit****	302.06	305.20	301.27	287.34	291.72

Performance

Return after charges**	1.13%	5.65%	9.44%	3.02%	11.53%
Gross yield***	3.01%	4.00%	4.25%	4.29%	4.46%

Other information

Closing net asset value (£'000)	1,166,241	1,121,586	973,948	705,409	596,471
Closing number of units	386,093,120	367,497,998	323,280,765	245,494,148	204,466,118

Prices (pence per unit)

Highest unit price (offer)	328.16	329.35	322.40	315.17	312.67
Lowest unit price (bid)	299.13	297.38	283.31	277.89	274.76

Annual management charge*	0.62%	0.61%	0.61%	0.63%	0.61%
Other costs	0.10%	0.08%	0.07%	0.11%	0.13%
Operating charges	0.72%	0.69%	0.68%	0.74%	0.74%

Other property costs	0.46%	0.40%	0.28%	0.22%	0.22%
Total charges figure	1.18%	1.09%	0.96%	0.96%	0.96%

All of the above figures are ratios set against the Fund's average net assets calculated over the period.

* The Annual Management Charge is 0.65% (plus VAT, which is recoverable) of the net asset value of the Fund and is charged to income. The month end valuation forms the basis of the charge for the following month.

** The return after charges has been calculated in accordance with the Statement of Recommended Practices' prescribed calculation methodology. This is for financial statement reporting purposes only and may differ from the Fund's performance disclosed on the Report of the Property Manager.

*** The gross yield is calculated as the sum of the gross of tax, net of expenses income distributed over the previous 12 months expressed as a percentage of the offer price at the period end.

**** Closing net asset value per unit shown is calculated using the closing net assets attributable to unitholders as presented in these financial statements. This is for financial statement reporting purposes only and may differ from the unit price disclosed in the Report of the Property Manager.

PORTFOLIO ANALYSIS

at 30 September 2019

Tenure

	30.09.2019		31.03.2019	
	£'000	%	£'000	%
Freehold or heritable	1,035,108	88.38	947,183	87.44
Leasehold	136,050	11.62	136,050	12.56
	1,171,158	100.00	1,083,233	100.00

Tenants' unexpired lease terms

Unexpired term	30.09.2019		31.03.2019	
	%*		%*	
Over 10 years	19.94		18.30	
5-10 years	24.12		16.50	
Under 5 years	48.47		57.00	
Investment void	3.34		5.60	
Void	4.13		2.60	
	100.00		100.00	

Lease termination is calculated at first break clause, if any.

* Percentage of total revenue from contracted leases plus estimated rental values of unlet units/developments.

Use of Capital

	30.09.2019		31.03.2019	
	£'000	%	£'000	%
Completed properties	1,171,158	100.43	1,083,233	96.58
Indirect investments	3,195	0.27	3,682	0.33
Net other assets	(8,112)	(0.70)	34,671	3.09
	1,166,241	100.00	1,121,586	100.00

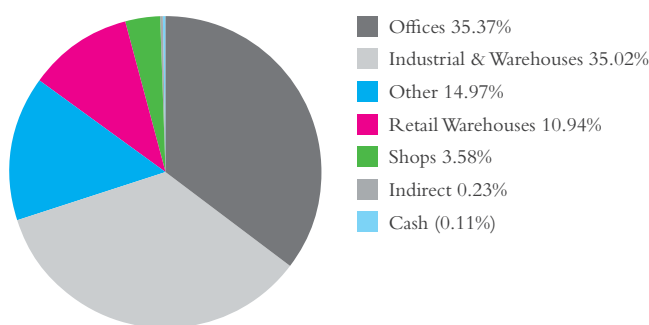
PORTFOLIO ANALYSIS

at 30 September 2019

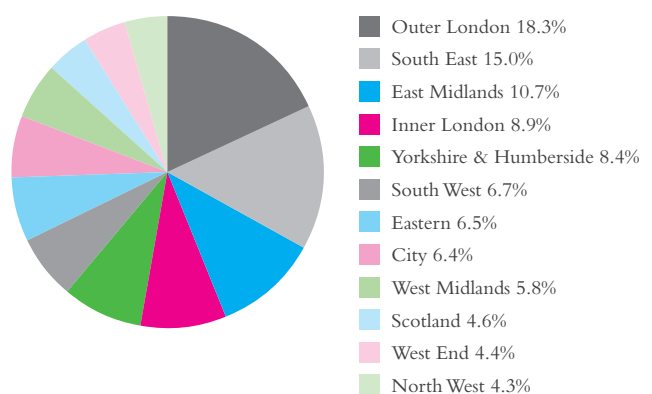
Top Ten Property Holdings

Property		% of Fund
London, Beckton Retail Park	Retail Warehouses	4.70
London, Imperial House	Offices/Shops	4.38
London, 3 Cathedral Street	Offices/Shops	4.17
London, 1 Goodman's Yard	Other	4.15
West London, 3 Longwalk Road	Offices	3.37
Elstree, Phase 300 Centennial Park	Industrial Property	3.19
Leeds, 1 Park Row	Offices	3.04
Bristol, Kings Orchard	Offices	2.99
Bracknell, The Arena	Offices	2.65
Coventry, Torrington Avenue	Industrial Property	2.45

Asset by type



Geographical distribution



Portfolio turnover rate

The portfolio turnover rate gives an indication of how frequently assets are purchased and sold by the Fund.

	30.09.2019	30.09.2018
Portfolio turnover rate	0.49%	0.00%

The portfolio turnover rates are calculated by the total sales or purchases (excluding cash), whichever is less, divided by average monthly assets during the period.

PORTFOLIO STATEMENT

at 30 September 2019

Properties

Total in valuation ranges	£'000	% of Fund
Valued between £0m and £5m 8 properties	33,208	2.85
Valued between £5m and £10m 22 properties	164,150	14.08
Valued between £10m and £25m 33 properties	509,050	43.65
Valued at over £25m 12 properties	464,750	39.85
Other investments	3,195	0.27
Net other liabilities	(8,112)	(0.70)
Net assets	1,166,241	100.00

Ownership of the Fund

at 30 September 2019

	Number of investors	Number of units in issue	% of units in issue
Less than 1%	222	194,977,025	50.50
1% or greater but less than 2%	13	68,454,310	17.73
2% or greater but less than 4%	7	72,392,460	18.75
4% or greater but less than 8%	1	16,795,051	4.35
Greater than 8%	1	33,474,274	8.67
	244	386,093,120	100.00
Held by the largest investor	1	33,478,171	8.67
Held by top 5 investors	5	88,503,025	22.92

PROPERTY PORTFOLIO

at 30 September 2019

Standard Retail

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
84, 85 & 86 East St CHICHESTER	River Island Clothing Co. Ltd	3 yrs 23.02.19	0 yrs	2022	150,000	5-10
22 and 23 Gentleman's Walk NORWICH	The White Company (UK) Ltd	10 yrs 24.03.14	5 yrs	2019/ 2024	270,000	0-5
89-89A Broad Street READING	Accessorize	25 yrs 25.08.94	5 yrs	2019	50,000	5-10
	Waterstones Booksellers Ltd	10 yrs 24.06.16	5 yrs	2021/ 2026	270,000	
13-17 Coney Street YORK	Hutchison 3G UK Ltd	5 yrs 22.11.18	0 yrs	2023	80,000	5-10
	Waterstones Booksellers Ltd	10 yrs 30.12.13	5 yrs	2023	285,000	
	Cryptonic Ltd	5 yrs 30.05.19	0 yrs	2024	45,000	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
The Arena BRACKNELL	Epicor Software (UK) Ltd	11 yrs 01.01.16	5 yrs	2021/ 2027	472,565	>25
	IGE Energy Services (UK) Ltd	10 yrs 17.11.14	5 yrs	2024	1,142,286	
Kings Orchard BRISTOL	Bevan Brittan LLP	20 yrs 14.03.07	5 yrs	2022/ 2027	1,926,359	10-25
Milton Road CAMBRIDGE	AstraZeneca UK Ltd	10 yrs 28.11.13	0 yrs	2023	1,971,526	10-25
Compass & Alexandra House CRAWLEY	Sivantos Ltd	25 yrs 24.08.98	5 yrs	2023	350,000	10-25
	SPX Flow Technology Ltd	10 yrs 19.06.14	5 yrs	2019/ 2024	292,000	
	Rentokil Initial 1927 PLC	10 yrs 05.06.15	5 yrs	2020/ 2025	168,810	
Lakeview East & West DARTFORD	Kuehne & Nagel Ltd	10 yrs 12.10.09	5 yrs	2019	338,420	5-10
	Swan Staff Recruitment Ltd	11 yrs 12.12.14	5 yrs	2019/ 2025	202,092	
	HSBC Bank Plc	10 yrs 23.05.11	5 yrs	2016/ 2021	116,298	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Crossways Business Park DARTFORD	Mazda Motors UK Ltd	15 yrs 17.07.15	5 yrs	2020/ 2030	588,500	10-25
9-10 Lochside Place EDINBURGH	Regus (Edinburgh Lochside Place) Ltd	24 yrs 27.02.01	5 yrs	2023/ 2025	382,213	5-10
	Bluefin Insurance Services Ltd	7 yrs 14.07.14	0 yrs	2019/ 2021	56,380	
	Spie Ltd	5 yrs 21.01.16	0 yrs	2021	40,000	
Edinburgh Park EDINBURGH	Sainsbury's Bank Plc	15 yrs 19.02.14	5 yrs	2019/ 2029	1,274,038	10-25
6-20 Bell Street GLASGOW	Hub West Scotland Ltd	5 yrs 01.04.19	0 yrs	2024	57,118	0-5
	Scottish Children's Reporter Administration	10 yrs 11.02.14	5 yrs	2019/ 2024	250,810	
	ICA Architects Ltd	10 yrs 15.12.14	5 yrs	2019/ 2024	49,045	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
2-4 Blythswood Square GLASGOW	Chivas Brothers Ltd	16 yrs 12.11.18	5 yrs	2023/ 2034	630,471	10-25
1 Park Row LEEDS	Pinset Masons LLP	30 yrs 30.07.99	5 yrs	2019/ 2029	1,685,000	>25
Vanwall Business Park MAIDENHEAD	Consignor Ltd	5 yrs 06.03.18	0 yrs	2023	61,215	5-10
	Morgan McKinley Group Ltd	10 yrs 10.04.15	5 yrs	2020/ 2025	56,446	
	Pharmalink Consulting Ltd	3 yrs 19.01.18	0 yrs	2021	78,260	
	Hiscox Insurance Company Ltd	5 yrs 07.04.19	0 yrs	2021	57,640	
	Hiscox Insurance Company Ltd	3 yrs 19.11.18	0 yrs	2021	23,744	
	Penna Plc	5 yrs 01.03.15	0 yrs	2020	196,500	
	Preact Ltd	10 yrs 19.10.18	0 yrs	2023/ 2028	93,652	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Castle Boulevard NOTTINGHAM	BUZZ Group Limited	10 yrs 01.08.18	5 yrs	2023/ 2028	505,000	10-25
	UPS Ltd	5 yrs 30.04.19	0 yrs	2024	252,544	
	Interoute Communications Ltd	10 yrs 01.12.15	0 yrs	2025	283,594	
	Telefonica UK Ltd	15 yrs 08.03.01	0 yrs	2016	18,186	
Trinity Park SOLIHULL	Allianz Management Services Ltd	32 yrs 25.03.92	8 yrs	2022/ 2024	420,000	5-10
Castle Street TAUNTON	The Trustees of Unison	10 yrs 20.04.17	5 yrs	2022/ 2027	46,152	5-10
	Metron Technology Ltd	10 yrs 11.08.17	5 yrs	2022/ 2027	62,520	
	Eden Brown Ltd	10 yrs 06.03.17	5 yrs	2022/ 2027	21,300	
	Techedge (UK) Ltd	5 yrs 02.07.19	0 yrs	2024	16,800	
	Newsquest Media Group Ltd	10 yrs 14.02.19	5 yrs	2024/ 2029	45,480	
	Bruce W A Leyland and Victoria L Osborne	10 yrs 23.04.19	5 yrs	2024/ 2029	20,700	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Warwick Technology Park WARWICK	Rolls Royce PLC	9 yrs 09.07.12	5 yrs	2021	402,950	10-25
	Industrial Turbine Company (UK) Ltd	10 yrs 24.02.11	5 yrs	2021	402,950	
	Alliance Medical Ltd	10 yrs 24.04.12	5 yrs	2022	216,400	
	Siemens PLC	7 yrs 03.12.14	5 yrs	2021	216,400	
Warwick Technology Park WARWICK	IBM UK Ltd	25 yrs 25.03.99	5 yrs	2024	655,000	5-10
3 Longwalk Road WEST LONDON	Marks & Spencer PLC	16 yrs 29.09.10	5 yrs	2021/ 2026	2,600,000	>25

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices/Shops

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Imperial House LONDON	Wasabi Co Ltd	15 yrs 17.07.07	5 yrs	2022	135,000	>25
	POD Food Ltd	10 yrs 06.05.16	5 yrs	2021/ 2026	135,000	
	Sweet Ventures Ltd	10 yrs 31.01.19	5 yrs	2024/ 2029	30,700	
	Knotel 8 Kean Ltd	10 yrs 20.11.18	5 yrs	2023/ 2028	332,375	
	Finance & Leasing Association	10 yrs 18.02.18	5 yrs	2023/ 2028	266,934	
	Knotel 8 Kean Ltd	10 yrs 20.11.18	5 yrs	2023/ 2028	337,500	
	Alliots Chartered Accountants	10 yrs 25.04.18	5 yrs	2023/ 2028	328,500	
	Sphere Digital Recruitment Ltd	5 yrs 30.03.15	0 yrs	2020	123,075	
	Thornton & Baines Independent Financial Advisers Ltd	10 yrs 21.01.14	5 yrs	2024	149,000	
	Knotel 8 Kean Ltd	10 yrs 20.11.18	5 yrs	2023/ 2028	149,215	
	Sphere Digital Recruitment Ltd	5 yrs 30.03.15	0 yrs	2020	89,950	
	Playbuzz UK Ltd	5 yrs 19.03.18	0 yrs	2023	257,150	
	GDFC Services PLC	5 yrs 16.12.17	0 yrs	2022	215,659	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices/Shops (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Imperial House LONDON (<i>continued</i>)	Finance & Leasing Association	10 yrs 18.02.18	5 yrs	2023/ 2028	3,978	
	Alliots Chartered Accountants	10 yrs 25.04.18	5 yrs	2023/ 2028	1,320	
	AC Priggen & TP Gale	10 yrs 09.01.18	0 yrs	2028	1,500	
	DX Network Services Ltd	10 yrs 26.07.10	5 yrs	2025	1,500	
	Huntress Search Ltd	15 yrs 10.09.07	0 yrs	2022	6,888	
	Alliots Chartered Accountants	10 yrs 25.04.18	10 yrs	2023/ 2028	4,240	
	Sweet Ventures Ltd	10 yrs 24.08.18	5 yrs	2023/ 2028	4,770	
	Sweet Ventures Ltd	9 yrs 02.09.19	5 yrs	2023/ 2028	2,400	
	Sweet Ventures Ltd	9 yrs 02.09.19	5 yrs	2023/ 2028	2,700	
	Sweet Ventures Ltd	10 yrs 24.08.18	5 yrs	2023/ 2028	8,660	
3 Cathedral Street LONDON	Nero Holdings Ltd	15 yrs 11.06.07	1 yr	2019/ 2022	150,000	>25
	Kaplan Estates Ltd	15 yrs 04.06.17	5 yrs	2022/ 2032	148,925	
	Kaplan Estates Ltd	15 yrs 04.06.17	0 yrs	2022/ 2032	351,843	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices/Shops (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
3 Cathedral Street LONDON (continued)	Kaplan Estates Ltd	14 yrs 01.09.18	5 yrs	2022/ 2032	655,052	
	Kaplan Estates Ltd	15 yrs 04.06.17	0 yrs	2022/ 2032	660,100	
	Kaplan Estates Ltd	14 yrs 01.09.18	10 yrs	2022/ 2032	565,616	
	Kaplan Estates Ltd	14 yrs 01.09.18	5 yrs	2022/ 2032	74,414	
	James Roberts and Sarah Lygo Robert	75 yrs 02.12.10	0 yrs	2085	10	
34 Threadneedle Street LONDON EC2	Replete Ltd	30 yrs 29.09.07	5 yrs	2022/ 2037	177,500	5-10
	Replete Ltd	24 yrs 19.07.13	0 yrs	2018/ 2037	57,120	
	City Career Management Ltd	10 yrs 15.08.18	5 yrs	2023/ 2028	47,581	
	Emmaus Consulting Ltd	5 yrs 05.08.19	0 yrs	2024	90,000	
	Professional Assured Financial Services Ltd	10 yrs 26.11.10	5 yrs	2020	58,000	
	Mssrs McCredie, Hayden, Hale, McCus	5 yrs 29.09.17	0 yrs	2022	50,000	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Offices/Shops (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
157-159 Fenchurch Street LONDON EC3	TM Lewin and Sons Ltd	15 yrs 20.02.07	5 yrs	2022	368,000	10-25
	O2 (UK) Ltd	10 yrs 17.07.06	5 yrs	2016	3,851	
	EE Ltd	10 yrs 23.07.15	5 yrs	2020/ 2025	4,428	
	Central Bank of the Republic of Turkey	10 yrs 10.08.10	5 yrs	2020	122,000	
	Bircroft Insurance Services Ltd	10 yrs 25.03.10	5 yrs	2020	111,200	
	IF P & C Insurance Ltd	5 yrs 24.08.14	0 yrs	2019	122,100	
	Resolute Asset Management LLP	6 yrs 01.11.17	0 yrs	2023	122,265	
	Resolute Asset Management LLP	5 yrs 21.06.18	0 yrs	2023	105,325	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Aker Solutions Village ABERDEEN	MW Wirth Ltd	5 yrs 20.12.17	0 yrs	2022	293,604	0-5
Peregrine Road ABERDEEN	IKM Testing Facility (UK) Ltd	15 yrs 17.03.14	5 yrs	2019/ 2029	318,606	0-5
Peregrine Road ABERDEEN	Halliburton Manufacturing and Services Ltd	15 yrs 02.06.08	0 yrs	2023	264,750	0-5
The Boulevard ASHFORD	Menzies Distribution Ltd	10 yrs 25.03.16	5 yrs	2021/ 2026	252,688	5-10
Unit 16 Junction Six BIRMINGHAM	BSS Group PLC	15 yrs 04.02.05	5 yrs	2020	592,905	10-25
	BSS Group PLC	13 yrs 15.08.07	0 yrs	2020	30,000	
Great Bank Road BOLTON	Tesco Stores Ltd	4 yrs 01.01.17	0 yrs	2021	1,395,000	>25
Huntsworth Business Park BRIDGWATER	Rochpion Properties (4) Ltd	21 yrs 06.11.02	5 yrs	2017/ 2023	622,275	5-10
Plot 5 Interlink Park COALVILLE	MTS Logistics Ltd	5 yrs 15.05.15	0 yrs	2020	388,375	5-10
Torrington Avenue COVENTRY	Peugeot Motor Company PLC	15 yrs 13.12.13	3 yrs	2019/ 2028	1,432,631	>25
Unit 4 500 Purley Way CROYDON	VOW Europe Ltd	25 yrs 13.05.96	5 yrs	2021	824,000	10-25

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Phase 300 Centennial Park ELSTREE	Richardson Healthcare Ltd	10 yrs 14.05.18	5 yrs	2023/ 2028	105,000	>25
	Entel UK Ltd	5 yrs 21.07.19	0 yrs	2024	112,300	
	Secomak Ltd	10 yrs 06.02.16	5 yrs	2021/ 2026	115,000	
	Fujitsu General (UK) Co. Ltd	5 yrs 04.01.18	0 yrs	2023	51,661	
	Sensornet Ltd	10 yrs 02.02.16	0 yrs	2021/ 2026	168,550	
	Apatech Ltd	11 yrs 30.05.08	0 yrs	2019	195,000	
	Apatech Ltd	11 yrs 07.05.08	0 yrs	2019	195,000	
	Apatech Ltd	15 yrs 13.12.04	0 yrs	2019	133,325	
	Masters Pharmaceuticals Ltd	5 yrs 24.08.15	0 yrs	2020	130,650	
	Lumenis (UK) Ltd	10 yrs 15.05.18	5 yrs	2023/ 2028	77,500	
Licensed Carriage Hire Ltd	10 yrs 25.07.16	0 yrs	2024	79,468		

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Phase 300 Centennial Park ELSTREE (<i>continued</i>)	Licensed Carriage Hire Ltd	10 yrs 24.07.14	0 yrs	2024	80,532	
	Entel UK Ltd	5 yrs 21.07.09	0 yrs	2024	111,600	
Cardinal North HUNTINGDON	Co-operative Foodstores Ltd	25 yrs 09.08.94	5 yrs	2019	562,067	5-10
Stadium Gate LEEDS	Mailing and Marketing Solutions Ltd	15 yrs 11.02.19	5 yrs	2024/ 2034	356,750	0-5
Leeds 27 Industrial Estate LEEDS	AAH Pharmaceuticals Ltd	5 yrs 25.03.18	0 yrs	2023	365,000	>25
	Herida Healthcare Limited	5 yrs 09.09.19	0 yrs	2024	125,844	
	Morley Glass & Glazing Ltd	15 yrs 17.05.16	5 yrs	2021/ 2031	185,886	
	Apleona HSG Ltd	10 yrs 26.04.10	5 yrs	2020	139,095	
	Aptar UK Ltd	5 yrs 20.03.15	0 yrs	2020	170,000	
	Nobia Holdings UK Ltd	5 yrs 24.06.12	0 yrs	2017	230,000	
	Redcastle Ltd	25 yrs 08.06.94	0 yrs	2019	263,380	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Watermill Business Centre LONDON	NSL Ltd	11 yrs 01.09.12	5 yrs	2017/ 2023	95,000	10-25
	DW Spinks (Embossing) Ltd	10 yrs 22.12.09	0 yrs	2019	86,000	
	Eyre & Elliston Ltd	10 yrs 11.05.16	5 yrs	2021/ 2026	33,700	
	Riel Chyc (UK) Ltd	5 yrs 29.08.15	0 yrs	2020	32,500	
	Eurocell Building Plastics Ltd	5 yrs 25.12.15	0 yrs	2020	32,140	
	B C Services Ltd	5 yrs 27.04.16	0 yrs	2021	37,000	
	Holemasters Demtech Ltd	10 yrs 10.06.14	5 yrs	2019/ 2024	27,000	
	I R E (International Roumeli Erifi)	16 yrs 12.03.15	5 yrs	2019/ 2031	18,300	
	Chevron Distribution Ltd	4 yrs 22.12.16	0 yrs	2020	19,268	
	Gamma Systems Ltd	5 yrs 20.03.15	0 yrs	2020	17,500	
	Bushfire Ltd	5 yrs 25.03.16	0 yrs	2021	19,100	
	Spie Facilities Ltd	10 yrs 25.03.16	5 yrs	2021/ 2026	61,600	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Watermill Business Centre LONDON (<i>continued</i>)	Print4uk Ltd	5 yrs 01.11.16	0 yrs	2021	34,160	
	Comex 2000 (UK) Ltd	5 yrs 22.06.16	0 yrs	2021	42,250	
5 Pickett's Lock Lane LONDON	Abra Wholesales Ltd	15 yrs 02.09.11	5 yrs	2021/ 2026	793,000	10-25
Clayton Business Centre LONDON	Fitted Wardrobes Ltd	10 yrs 14.01.19	5 yrs	2024/ 2029	37,141	10-25
	Luxwood Bespoke Joinery Ltd	10 yrs 10.05.16	5 yrs	2021/ 2026	27,015	
	Eurocell Group Ltd	5 yrs 02.10.17	0 yrs	2022	35,750	
	TFS Handling (UK) Ltd	10 yrs 13.08.13	5 yrs	2023	37,500	
	Luxwood Bespoke Joinery Ltd	10 yrs 10.05.16	5 yrs	2021/ 2026	27,198	
	Howdens Joinery Properties Ltd	15 yrs 15.09.14	5 yrs	2019/ 2029	69,000	
	Sky Telecommunications Services Ltd	15 yrs 22.09.15	5 yrs	2020/ 2030	67,505	
	Hayes Automobiles Ltd	20 yrs 25.09.15	5 yrs	2020/ 2035	102,008	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
3310 Hunter Boulevard LUTTERWORTH	DHL Supply Chain Ltd	5 yrs 16.01.19	0 yrs	2024	1,005,810	10-25
Garamonde Drive MILTON KEYNES	Apex Space Solutions Ltd	25 yrs 17.10.17	5 yrs	2022/ 2042	755,110	10-25
Brackmills Business Park NORTHAMPTON	Stertil UK Ltd	10 yrs 25.03.14	5 yrs	2019/ 2024	76,585	5-10
	Concorde Tyre & Exhaust Centres Ltd	10 yrs 17.04.14	5 yrs	2019/ 2024	90,000	
	Bourbon Automotive Plastics Northampton Ltd	5 yrs 26.06.19	0 yrs	2024	172,128	
	Howden Joinery Corporate Services Ltd	9 yrs 25.12.13	5 yrs	2018/ 2022	77,500	
	Howden Joinery Corporate Services Ltd	17 yrs 16.03.05	3 yrs	2016/ 2022	9,142	
Corner Rhosili & Kilvey Road NORTHAMPTON	Johnson & Starley Ltd	15 yrs 25.03.16	5 yrs	2021/ 2031	300,000	5-10
Brackmills 192 NORTHAMPTON	Uniserve Holdings Ltd	10 yrs 04.05.18	5 yrs	2023/ 2028	1,086,428	10-25

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Cray Avenue ORPINGTON	Carpetright PLC	15 yrs 29.09.05	5 yrs	2020	88,000	10-25
	Tile Magic Ltd	15 yrs 29.09.05	5 yrs	2020	53,940	
	Bathroom and Plumbing Superstore Ltd	2 yrs 16.10.18	5 yrs	2020	41,646	
	Crown Paints Ltd	15 yrs 29.09.05	0 yrs	2020	41,564	
	Experteffect Ltd	15 yrs 29.09.05	0 yrs	2020	90,400	
	Carpets 4 All Ltd	15 yrs 10.07.08	5 yrs	2018/ 2023	143,451	
	Toolstation Ltd	15 yrs 10.07.08	5 yrs	2018/ 2023	68,432	
	Giant Floors Ltd	5 yrs 13.11.15	0 yrs	2020	23,480	
	Kula Homes Ltd	5 yrs 04.12.15	0 yrs	2020	23,821	
	C & S Contracts (Sevenoaks) Ltd	5 yrs 18.07.16	0 yrs	2021	27,375	
	Teamframes Ltd	10 yrs 30.10.14	5 yrs	2019/ 2024	22,100	
	Fresh Eric's Cakes Company Ltd	10 yrs 22.12.15	5 yrs	2020/ 2025	37,000	
	Trade Spray Services Ltd	10 yrs 24.10.11	0 yrs	2021	34,072	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Industrial Property (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
1 Ivatt Way PETERBOROUGH	Clipper Logistics PLC	15 yrs 28.09.18	5 yrs	2023/ 2033	1,095,000	10-25
Alpha Park ST NEOTS	Cath Kidson Ltd	10 yrs 16.04.10	0 yrs	2020	424,500	10-25
	Applehill Properties Ltd	5 yrs 02.07.15	0 yrs	2020	450,000	
Wellingborough Road SYWELL	Premium Warehousing Ltd	16 yrs 07.02.17	5 yrs	2022/ 2033	800,000	10-25
Wakefield Eurohub WAKEFIELD	Allied Glass Containers Ltd	10 yrs 19.01.17	5 yrs	2022/ 2027	803,854	10-25
Winwick Quay WARRINGTON	Royal Mail Group Ltd	10 yrs 20.10.08	5 yrs	2018	878,555	5-10
Grandstand WARRINGTON	Ceva Freight (UK) Ltd	8 yrs 25.03.16	5 yrs	2021/ 2024	274,500	5-10
	Topgrade Sportswear Ltd	5 yrs 29.09.17	0 yrs	2022	190,500	
70 Sinclair Drive WELLINGBOROUGH	IFCO Systems UK Ltd	10 yrs 12.02.18	5 yrs	2023/ 2028	605,000	10-25

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Retail Warehouses

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Goodliffe Park BISHOPS STORTFORD	Wickes Building Supplies Ltd	42 yrs 29.09.89	5 yrs	2021/ 2031	517,110	5-10
Gallagher Retail Park BRISTOL	B&Q PLC	25 yrs 29.09.98	5 yrs	2023	1,730,000	>25
	DSG Retail Ltd	10 yrs 24.05.13	5 yrs	2018/ 2023	292,600	
Wincheap Retail Park CANTERBURY	Mothercare UK Ltd	30 yrs 24.06.96	5 yrs	2021/ 2026	317,811	10-25
	Boots UK Ltd	10 yrs 12.04.16	5 yrs	2021/ 2026	143,700	
	Argos Ltd	15 yrs 01.04.08	5 yrs	2023	237,833	
	The Carphone Warehouse Ltd	15 yrs 06.03.06	5 yrs	2016/ 2021	45,000	
Tewkesbury Road CHELTENHAM	CDS (Superstores International) Ltd	35 yrs 14.06.85	5 yrs	2015/ 2020	510,000	5-10
Victoria Street North GRIMSBY	CDS (Superstores International) Ltd	20 yrs 25.03.15	5 yrs	2020/ 2035	292,952	0-5

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Retail Warehouses (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Beckton Retail Park LONDON	Iceland Food Ltd	10 yrs 15.07.13	5 yrs	2018/ 2023	125,000	>25
	Fresh Bazar Ltd	6 yrs 22.11.17	0 yrs	2023	202,800	
	Multi-Tile Ltd	10 yrs 29.09.12	5 yrs	2022	135,000	
	Poundstretcher Ltd	20 yrs 09.01.01	5 yrs	2021	115,000	
	TJ Morris Ltd	15 yrs 09.09.13	5 yrs	2018/ 2028	250,000	
	Selco Trade Centres Ltd	15 yrs 12.10.16	5 yrs	2021/ 2031	380,000	
	Dreams Ltd	20 yrs 29.09.03	5 yrs	2018/ 2023	150,000	
	Lituanica UK Ltd	15 yrs 17.07.08	5 yrs	2013/ 2023	144,540	
	Fresh Bazar Ltd	4 yrs 20.09.19	0 yrs	2023	49,901	
	Matalan Retail Ltd	20 yrs 05.10.00	5 yrs	2020	514,085	
Lituanica UK Ltd	7 yrs 19.12.16	0 yrs	2023	10,000		
Queens Drive NOTTINGHAM	Vacant					10-25
27 Tollbar Way SOUTHAMPTON	TJX UK	15 yrs 08.06.15	5 yrs	2020/ 2030	742,847	10-25

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Retail Warehouses (*continued*)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Albion Mills Retail Park WAKEFIELD	DSG Retail Ltd t/a PC World	20 yrs 29.09.00	5 yrs	2020	206,500	10-25
	Wickes Building Supplies Ltd	25 yrs 25.05.05	5 yrs	2015/ 2030	602,325	

Developments

7 Roundwood Avenue WEST LONDON	Vacant					10-25
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Other

14 West Street BRIGHTON	Travelodge Hotels Ltd	41 yrs 20.12.07	5yrs	2022/ 2048	1,131,214	>25
Bickley Road BROMLEY	DC Management Services Ltd	18 yrs 31.12.15	5 yrs	2023/ 2033	457,500	10-25
Locomotive Way DERBY	Derby College	20 yrs 20.10.09	5 yrs	2019/ 2029	848,558	10-25
Mobberley Road KNUTSFORD	R Stratton & Co Ltd	50 yrs 24.06.08	5 yrs	2018/ 2058	367,705	5-10
A10 Great Cambridge Road LONDON	DC Management Services Ltd	18 yrs 31.12.15	5 yrs	2023/ 2033	710,000	10-25
1 Goodman's Yard LONDON	Travelodge Hotels Ltd	40 yrs 15.12.08	5 yrs	2018/ 2048	2,014,550	>25
	UK Broadband Ltd	20 yrs 30.09.14	5 yrs	2019/ 2034	6,189	
	Everything Everywhere Ltd	13 yrs 21.12.07	0 yrs	2018/ 2020	11,154	

*Date in the past indicates that the review has not been settled yet.

PROPERTY PORTFOLIO

at 30 September 2019

Other (continued)

Property	Tenant	Term/ from	Lease review period	Next review*	Rent £	Mkt value range £m
Duke of Wellington Avenue LONDON	DC Management Services Ltd	18 yrs 31.12.15	5 yrs	2023/ 2033	340,000	5-10
Queens Drive NOTTINGHAM	Car Shops Ltd	20 yrs 22.05.19	5 yrs	2024/ 2039	1,100,000	10-25
52-55 Friar St & 12 Greyfriars READING	Sainsbury's Supermarkets Ltd	20 yrs 29.09.18	5 yrs	2023- 2038	485,000	10-25
Maidstone Road SIDCUP	DC Management Services Ltd	18 yrs 31.12.15	5 yrs	2023/ 2033	450,000	10-25

*Date in the past indicates that the review has not been settled yet.

STATEMENT OF TOTAL RETURN
for the half year ended 30 September 2019

	Half year to 30.09.2019		Half year to 30.09.2018	
	£'000	£'000	£'000	£'000
Net capital (losses)/gains		(16,207)		648
Revenue	33,692		28,995	
Expenses	(8,431)		(7,174)	
Net revenue before taxation	25,261		21,821	
Taxation	(16)		(24)	
Net revenue after taxation		25,245		21,797
Total return before distributions		9,038		22,445
Finance costs: distributions		(25,245)		(21,797)
Change in net assets attributable to unitholders from investment activities		(16,207)		648

STATEMENT OF CHANGE IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS
for the half year ended 30 September 2019

	Half year to 30.09.2019		Half year to 30.09.2018	
	£'000	£'000	£'000	£'000
Opening net assets attributable to unitholders		1,121,586		973,948
Amounts receivable on issue of units	60,908		70,422	
Amounts payable on cancellation of units	(46)		(80)	
		60,862		70,342
Change in net assets attributable to unitholders from investment activities		(16,207)		648
Closing net assets attributable to unitholders		1,166,241		1,044,938

The note on page 45 and the distribution table on page 46 form part of these financial statements.

BALANCE SHEET
at 30 September 2019

	30.09.2019		31.03.2019	
	£'000	£'000	£'000	£'000
ASSETS				
Investment assets		1,167,501		1,081,381
Debtors	19,450		10,081	
Cash and bank balances	3,461		12,303	
Cash equivalents	5,000		44,000	
Total other assets		27,911		66,384
Total assets		1,195,412		1,147,765
LIABILITIES				
Creditors	15,883		14,202	
Distribution payable on income units	13,288		11,977	
Total liabilities		29,171		26,179
Net assets attributable to unitholders		1,166,241		1,121,586

The financial statements on pages 42 to 46 were approved on behalf of the Trustee by R Kemp CBE, Chairman, on 25 November 2019.

The note on page 45 and the distribution table on page 46 form part of these financial statements.

CASH FLOW STATEMENT

for the half year ended 30 September 2019

	30.09.2019		30.09.2018	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities		17,573		15,632
Servicing of finance				
Distributions paid		(23,934)		(21,098)
Taxation		(16)		(24)
Net cash outflow from investment activities				
Capital expenses	(7,773)		(2,112)	
Payments to acquire investments	(100,254)		(133,343)	
Proceeds on disposal of investments	5,700		–	
		(102,327)		(135,455)
Net cash inflow from financing activities				
Issue of units	60,908		70,422	
Cancellation of units	(46)		(80)	
		60,862		70,342
Decrease in cash		(47,842)		(70,603)

The note on page 45 and the distribution table on page 46 form part of these financial statements.

NOTE TO THE FINANCIAL STATEMENTS
for the half year ended 30 September 2019

1. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis, in compliance with FRS 102 and in accordance with United Kingdom Generally Accepted Accounting Practice, the Statement of Recommended Practice for Authorised Funds issued by the Investment Association (IA) in May 2014 (and amended in June 2017) and the Scheme. The financial statements have been prepared under the historical cost basis, as modified by the revaluation of investments.

Unless otherwise stated, all other accounting policies applied are consistent with those of the annual financial statements for the year ended 31 March 2019 and are described in those financial statements.

DISTRIBUTION TABLE

for the half year ended 30 September 2019 (unaudited)

Period ended	Date paid/payable	Dividends paid/payable pence per unit	
		2019	2018
Income units			
30 June	31 July	3.15	3.28
30 September	31 October	3.45	3.17
		6.60	6.45

TRUSTEE AND MANAGER

Members of the Council and the Trust**Chairman**

R Kemp CBE

Secretary

J Fox

Local Government Association

T Beattie

E Eyre (resigned 23 September 2019)

P Findlow (resigned 23 September 2019)

R Kemp CBE

A Naylor (resigned 23 September 2019)

S Pickup OBE

J Rhodes (appointed 23 September 2019)

Northern Ireland Local Government Officers'**Superannuation Committee**

D Murphy (resigned 23 September 2019)

Unitholder Member

P Clokie OBE

The Manager

CCLA Fund Managers Limited

Authorised and regulated by the Financial Conduct Authority

Senator House, 85 Queen Victoria Street

London EC4V 4ET

Telephone: 0207 489 6000

Client Service:

Freephone: 0800 022 3505

Email: clientservices@ccla.co.ukwww.ccla.co.uk**Investment Manager, Administrator and Registrar**

CCLA Investment Management Limited

Authorised and regulated by the Financial Conduct Authority

Senator House, 85 Queen Victoria Street

London EC4V 4ET

Telephone: 0207 489 6000

Client Service:

Freephone: 0800 022 3505

Email: clientservices@ccla.co.ukwww.ccla.co.uk**Directors responsible for the Fund**

P Hugh Smith (Chief Executive) –

appointed 9 July 2019

M Quicke OBE (retired 8 July 2019)

J Bevan (Chief Investment Officer)

E Sheldon (Chief Operating Officer)

A Robinson MBE (Director Market Development)

Head of Property

P Hannam

Company Secretary

J Fox

Head of Assurance

R Plumridge

Third party Advisers**External Property Valuer**

Knight Frank LLP

55 Baker Street

London W1U 8AN

Managing Agents

BNP Paribas Real Estate

5 Aldermanbury Square

London EC2V 7BP

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Banker

HSBC Bank plc

60 Queen Victoria Street

London EC4N 4TR

Solicitors

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66 Lincoln's Inn Fields

London WC2A 3LH

Hogan Lovells LLP

Atlantic House, Holborn Viaduct

London EC1A 2FG

DLA Piper Scotland LLP

Collins House

Rutland Square

Edinburgh EH1 2AA

Independent Auditors

PricewaterhouseCoopers LLP

7 More London Riverside

London SE1 2RT



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CCLA Fund Managers Limited (Registered in England and Wales No. 8735639) and
CCLA Investment Management Limited (Registered in England and Wales No. 2183088)
are authorised and regulated by the Financial Conduct Authority.
Registered address: Senator House, 85 Queen Victoria Street, London EC4V 4ET.