

# The Local Authorities' Property Fund

## Fund Fact Sheet – 30 September 2021

### Investment objective

The Fund aims to provide investors with a high level of income and long-term capital appreciation.

### Investment policy

The Fund is an actively managed, diversified portfolio of UK commercial property. It will principally invest in UK commercial properties, but may invest in other assets.

The Fund may invest a proportion of its assets in liquid instruments and cash in order to obtain appropriate levels of liquidity. Instruments used for this purpose may include cash and near cash equivalents, participation notes, UK real estate investment trusts, regulated or unregulated investment funds, and loan notes.

### Target investors

The Fund is aimed at local authorities seeking exposure to UK commercial property for their long-term investments.

### Independent Governance

The trustee is the Local Authorities' Mutual Investment Trust (LAMIT) a body controlled by members and officers appointed by the Local Government Association, the Convention of Scottish Local Authorities, the Northern Ireland Local Government Officers' Superannuation Committee and investors in the Fund.

### Who can invest?

Any local authority in England, Wales, Scotland and Northern Ireland.

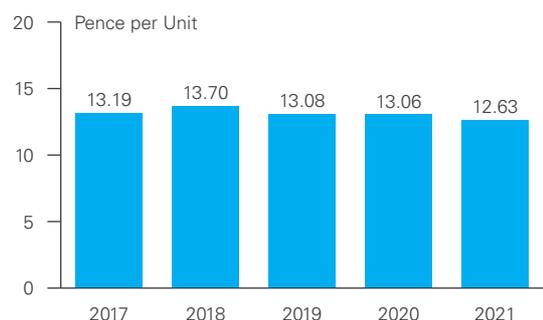
### Income

Gross dividend yield	3.91%*
MSCI/AREF UK Other Balanced Quarterly Property Fund Index yield	3.22%
Official Bank Rate	0.10%

\* Based upon the net asset value and historic gross annual dividend of 12.2788p.

\*\* As at 30 September 2021

### Rolling 12 month distributions to 31st March:



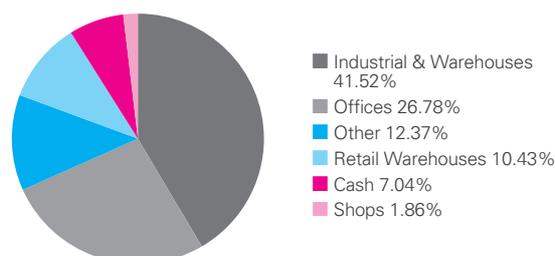
### Fund update

Although all areas saw valuations improve, there was a wide disparity of returns between the strongest and weakest performers. The best showing, once again, was by industrial and distribution assets where the supply of good quality assets remained limited. This was the only part of the property sector as a whole to see rents moving higher. The weakest returns came once more from retail assets where problems continued in important areas such as high street shops and shopping centres. The bright spot in retail was the strength of retail warehouses, where resilient tenant trading saw a good recovery in pricing. Offices improved overall but sentiment towards the sector remained mixed, and there was a wide range of returns at the individual asset level. Reflecting the broad improvement in economic conditions income flows strengthened. Transaction volumes continued to improve and regained historic trend levels. Buyer interest in good quality assets was strong but the supply remained limited.

It has been a period of significant and positive activity. One purchase was completed, an industrial asset near Huntingdon let to DHL. Total cost was c£28m. We sold two offices in Dartford that did not match our focus for this sector on strong location. New leases were achieved in the office building Covent Garden – which again achieved the pre – Covid highs, on a retail warehouse in Bristol and a warehouse in Ashford which had been vacant. Income receipts have been encouraging with progress with the 'won't pays' a pleasing development.

We expect the positive trend in valuations to continue for the balance of this year and into 2022. Within the portfolio we expect to maintain the existing bias towards industrial assets, we are underweighted to the retail area overall but are positively disposed towards the retail warehouse sector and may increase our exposure if the right asset is found.

### Asset allocation at 30 September 21



Fund has no credit facilities.

---

## Discrete year total return performance

12 months to 30 September	2021	2020	2019	2018	2017
The Local Authorities' Property Fund	+15.52%	-2.70%	+4.46%	+7.64%	+9.36%
Comparator Benchmark	+12.92%	-2.75%	+2.82%	+9.47%	+9.47%

## Annualised total return performance

Performance to 30 September 2021	1 year	3 years	5 years
The Local Authorities' Property Fund	+15.52%	+5.50%	+6.69%
Comparator Benchmark	+12.92%	+4.13%	+6.23%

Net performance shown after management fees and other expenses. Comparator Benchmark – MSCI/AREF UK Other Balanced Quarterly Property Fund Index. Past performance is not a reliable indicator of future results. Source: CCLA

---

## Top 10 property holdings at 30 September 21 – Total 33.18%

London, Beckton Retail Park	Bracknell, Arlington Square West
London, Palace House	Uxbridge, Stockley Park
London, Goodman's Yard	Leeds, 27 Industrial Estate
London, Kean Street	Coventry, Torrington Avenue
Elstree, Centennial Park	Bristol, Kings Orchard

---

## Key facts

Total fund size	£1,297
Current borrowing	£0m
Number of holdings	76
	<b>Income units</b>
Offer (buying) price	335.31p (xd)
Net asset value	314.11p (xd)
Bid (selling) price	309.24p (xd)
Launch date	18 April 1972
Unit types	Income
Minimum initial investment	£25,000
Minimum subsequent investment	£10,000
Dealing day	Month end valuation day*
Sedol & ISIN numbers	0521664, GB0005216642
Dividend payment dates	End January, April, July & October
Annual management charge (taken 100% from income)	0.65%
Fund management fee (FMF)	0.88% **
PRIPs other ongoing costs	0.88% ***

## Please Contact

### Mark Davies

Market Development  
T: +44 (0)207 489 6045  
M: +44 (0)7904 657 815  
E: mark.davies@ccla.co.uk

### Kelly Watson

Market Development  
T: +44 (0)207 489 6105  
M: +44 (0)7879 553 807  
E: kelly.watson@ccla.co.uk

### Jamie Charters

Market Development  
T: +44 (0)207 489 6147  
M: +44 (0)7468 560 680  
E: jamie.charters@ccla.co.uk

\* Dealing instructions for the purchase of units must be received by 5.00pm on the business day preceding the valuation date. If the valuation date is a bank holiday, the dealing day will be the previous working day. Whilst units are realisable on each monthly dealing date, all redemption requests are subject to a minimum notice period of 90 calendar days and will therefore be processed on the next available dealing day following expiry of the notice period.

\*\* The FMF includes the Annual management charge and other costs and expenses of operating and administering the fund such as depositary, custody, audit and regulatory fees.

\*\*\* The PRIPs other ongoing costs includes the FMF and where relevant, synthetic charges. Synthetic charges are the impact to the Fund of costs incurred in relevant underlying funds or similar investments. For more information on costs, refer to the Fund's Key Information Document.

---

## Risk warning and disclosures

This document is not a financial promotion and is issued for information purposes only. It does not constitute the provision of financial, investment or other professional advice. To ensure you understand whether our product is suitable, please read the Scheme Information and the risk factors identified therein. We strongly recommend you seek independent professional advice prior to investing. Past performance is not a reliable indicator of future results. The value of investments and the income derived from them may fall as well as rise. Investors may not get back the amount originally invested and may lose money. Any forward-looking statements are based upon our current opinions, expectations and projections. We undertake no obligations to update or revise these. Actual results could differ materially from those anticipated. Investment in the Fund is for Eligible Local Authorities only. Holders of the Fund are not covered by the Financial Services Compensation Scheme (FSCS). The Fund is an unauthorised Alternative Investment Fund and an Unregulated Collective Investment Scheme established under a Scheme approved by H M Treasury under Section 11 of the Trustee Investments Act 1961 and is subject to provisions of a Trust Deed dated 6 April 1972 and supplemental Trust Deeds dated 6 April 1972, 13 September 1978, 21 April 2016 and 23 September 2019. The Fund operates as an open-ended Fund under Part IV of the schedule to the Financial Services and Markets Act 2000 (Exemption) Order 2001. The company CCLA Fund Managers Limited (registered in England & Wales No. 8735639 at Senator House, 85 Queen Victoria Street, London, EC4V 4ET) is authorised and regulated by the Financial Conduct Authority and is the manager of the Local Authorities Property Fund. For information about how we obtain and use your personal data please see our Privacy Notice at <https://www.ccla.co.uk/our-policies/data-protection-privacy-notice>.